

Broward County Board of Rules and Appeals Meeting Agenda

August 10, 2023

Time: 7:00 PM

Zoom Meeting Information:

<https://broward-org.zoomgov.com/j/1615595881>

Meeting ID: 161 559 5881

- I. **Call Meeting to Order**
- II. **Roll Call**
- III. **Approval of Agenda**
- IV. **Approval of Minutes** – July 13, 2023, Board Meeting
- V. **Public Comment (Except public hearing items on this agenda)**
Public comments are limited to 3 minutes.
- VI. **CONSENT AGENDA**
 1. **Certifications** – Staff Recommended
 - CITY OF DEERFIELD BEACH**
Correa, Donald R., Electrical Plans Examiner
Deveaugh, Peter, Chief Electrical Inspector
 - CITY OF HALLANDALE BEACH**
Agbenohevi, Emmanuel K., Assistant Building Official
 - TOWN OF LAUDERDALE-BY-THE-SEA**
Edouard, Myriam, Fire Inspector
 - CITY OF PARKLAND**
Chin-Sang, Dave C., Chief Mechanical Inspector
 - COUNTYWIDE**
Bair, Travis, Plumbing Plans Examiner
Olsen, Jay, Electrical Plans Examiner
Organ, Douglas, Electrical Inspector
Organ, Douglas, Electrical Plans Examiner
Pla, Yaiquimi Alberto, Plumbing Plans Examiner
- VII. **REGULAR AGENDA**
 1. **Second reading of proposed revisions to the Florida Fire Prevention Code, Section F-103.3.7 Assistant Fire Marshal**
 - a. Staff Report
 - b. Public Hearing
 - c. Board Questions
 - d. Board Action

2. **Proposed BORA Commercial Energy Guidelines (Performance Option) for the 7th Edition (2020) of the Florida Building Code**
 - a. Staff Report
 - b. Board Questions
 - c. Board Action
3. **Fire Code Committee Woodworking Operations Review**
 - a. Staff Report
 - b. Board Questions
 - c. Board Action
4. **First-time request by Mr. Todd Heino for an extension of time with respect to the Board of Rules and Appeals Policy #18-02 relating to closing out of open and ongoing projects.**
 - a. Staff Report
 - b. Board Questions
 - c. Board Action
5. **Appeal #23-01 – Accent Closets, Inc., and Pompano Beach Building Department**
 - a. Staff Report
 - b. Board Questions
 - c. Board Action
6. **Director’s Report**
7. **Attorney’s Report**
8. **Committee Reports**
9. **General Board Member Discussion**
10. **Adjournment**

If a person desires to appeal any decision with respect to any matter considered at this meeting, such person will need a record of the proceedings and, for this reason, such person may need to ensure that a verbatim record of the proceeding is made, which includes the testimony and evidence upon which the appeal is to be based (FS Sec.286.0105)

Members: If you cannot attend the meeting, please get in touch with Dr. Barbosa at 954-931-2393 between 6:00 PM and 7:00 PM.

July 13, 2023
Board Meeting Minutes

Broward County Board of Rules and Appeals Meeting Minutes

July 13, 2023

Time: 7:00 PM

Zoom Meeting Information

<https://broward-org.zoomgov.com/j/1607131959>

Meeting ID: 160 713 1959

I. Call Meeting to Order

Chairman Lavrich called a published virtual meeting of the Broward County Board of Rules and Appeals to order at 7 p.m.

II. Roll Call

Daniel Lavrich, Chairman
Gregg D'Attile, Vice Chairman
Stephen Bailey
Ron Burr
Jeff Falkanger
John Famularo
Shalanda Giles-Nelson
R. Art Kamm
Sergio Pellecer
Daniel Rourke
David Tringo
Dennis Ulmer
Lynn E. Wolfson

III. Approval of Agenda

Mr. Bailey made a motion, and Mr. D'Attile seconded the motion to approve the agenda with the deletion of Item 1, as requested by the Administrative Director. The motion was carried out by a unanimous vote of 12-0.

IV. Approval of Minutes – June 8, 2023, Regular Meeting

Mr. Famularo made a motion, and Mr. Tringo seconded the motion to approve the June 8, 2023, minutes as submitted. The motion was carried out by a unanimous vote of 12-0.

V. Public Comment (Except public hearing items on this agenda) - none

Public comments are limited to 3 minutes.

VI. CONSENT AGENDA

1. Certifications – Staff Recommended

BROWARD COUNTY, UNINCORPORATED

Harder, Benjamin Leigh, Plumbing Inspector – Provisional

CITY OF CORAL SPRINGS-PARKLAND

Fernandez, Steven, Fire Inspector

Harvey, Martin, Fire Inspector

CITY OF DEERFIELD BEACH

Borisov, Denis, Structural Inspector (Limited) – 120-Day Temporary

CITY OF HOLLYWOOD

Buhagiar, Destiny Shelik, Fire Inspector
Jones, Timothy S., Chief Structural Inspector
Paiva, Luiz A., Structural Inspector – 120-Day Temporary
Suastegui, Christopher, Roofing Inspector – 120-Day Temporary

CITY OF MIRAMAR

Perez, Jose M., Mechanical Inspector – 120-Day Temporary

CITY OF PEMBROKE PINES

Rodriguez, Alexander, Electrical Inspector – 120-Day Temporary
Rourke, Timothy John, Plumbing Inspector – 120-Day Temporary

CITY OF POMPANO BEACH

Olsen, Jay, Electrical Inspector – 120-Day Temporary

CITY OF WILTON MANORS

Guendjoian, Armen, Chief Plumbing Inspector

COUNTYWIDE

Sera, Ralph, Structural Plans Examiner

Mr. Pellecer made a motion, and Mr. Kamm seconded the motion to approve the certifications as recommended. The motion was carried out by a unanimous vote of 12-0.

VII. REGULAR AGENDA

1. **Guidance of the Fire Code Committee as it relates to Building Appeal #23-01** - Withdrawn
2. **Appeal #23-02 – Antonio Gonzalez (2030 S. Ocean Dr. Hallandale Beach)**

All individuals testifying were sworn in.

a. Staff Report

Mr. Timothy de Carion, Chief Energy Code Compliance Officer, advised that he is recommending the appeal be approved to require that the roof insulation be reinstalled back to the building's original design. The Appellant cited Building Code Section 701.2. The history of Section 701.2 is included in the information provided to the Board. It is a Florida-specific code section added in 2004 to prevent the removal of insulation on re-roofs and placed into the overall Building Code. Mr. Philip Sauer, Chief Structural Code Compliance Office, City of Hallandale Beach, has advised that the building does not have the 1½-inch insulation that the Appellant is saying should be there. The question is does existing mean what is present at the time, or should existing include previous work performed that violated the code?

b. Appeal Presentation

Mr. Antonio Gonzalez, Appellant, advised that his appeal is based on Building Code Section 701.2. His Exhibits B and C show the incorporation of 1½ inch fiberglass insulation on the original plans dated 1968, around the time the contractor filed for permitting. The roof was subsequently replaced in 1990 and 1995. During the recent tear-off, the existing roof was found to have only ½ inch wood fiberboard insulation. Section 701.2 prevents an existing building undergoing an alteration from becoming less energy efficient than its existing condition. The original roof under load consisted of an insulated assembly on which the air conditioning equipment was placed. Although the insulation of today is of lesser value, he believed that the intent of the code is to keep the energy efficiency at the level in which it was designed and constructed. The roofing system is considered the main source of heat penetrating inside the building. If not insulated properly, the roof will probably result in a higher load of heat than the walls combined. He believed that the roofing permit was issued without any insulation, which would make the building less energy efficient.

Mr. Gonzalez referred to Mr. Bret Taylor, the engineer of record's challenge to his appeal. Mr. Taylor contends that the building falls into an Alteration Level 1 category. It is not considered renovated and, therefore, exempt. Gonzalez advised that a roof replacement falls within the definition of a renovated building. Because the roof does not exceed 30%, therefore, it simply does not apply. However, it does not exempt the building totally, and it does not preclude Section 701.2 from being applied. As to the results desired, he requested deeming the conditions shown on the construction documents of the original building as an existing condition. Plans show sloping on the roof will be ¼ inch which is not required by the existing Building Code. It can be less. However, it cannot be achieved with no insulation or regular flat insulation.

Mr. Philip Sauer, Chief Structural Inspector, City of Hallandale Beach, advised that the key to Section 701.2 is the phrase, "existing condition". The word, "existing" is an adjective meaning at the present time. The Building Department believes the present time would be at the time of the building permit application. The current building permit application for the roof replacement identifies the existing build-up of only ½ inch recovery board. A forensic analysis performed in 2009 and provided by Mr. Taylor indicated that the roofing system was only ½ inch recovery board. He just received 1995 documentation today indicating that the 1995 building permit application also was ½ inch recovery board.

Chairman Lavrich asked who approved the 1995 building permit application. Mr. Sauer indicated that although he has possession of the permit application approval, it does not indicate who approved it. The system in 1995 was such that it needed the ½ inch recovery board.

Mr. Sauer indicated that the proposed system would meet or exceed the system that has been in existence for at least half of the building's existence.

In response to Chairman Lavrich, Mr. Sauer described the purpose of ½ inch recovery board. Wood recovery board has insulating value, but that is not its purpose.

Mr. Bret Taylor of Taylor Forensics Engineering, LLC, advised that his report provides a complete history of the building showing in the 2009-2010-time frame, moisture testing was performed and showed wetness. Unsuccessful repair attempts were made. Replacement of the roof was overlooked in the 40-year Building Safety Inspection. The existing conditions were different from what was shown in the plans.

Mr. Alfredo Carbonell advised that he reviewed his calculations contained in the Taylor report provided to the Board and indicated that the categories in Section 101.4.2 do not apply. Nothing is being changed beyond Alteration Level 1. The building is exempt under this section. The wood fiber used was not for insulation. Application (of the roofing membrane) to the roof deck would take a lot of work to remove. He concluded that the difference between the original roof assembly and what is being installed now is minimal.

c. Board Action

In response to Chairman Lavrich and Mr. D'Attilio, Mr. Gonzalez advised that he is a resident and unit owner at the subject building, Parker Plaza. He is also a licensed architect and former building official for the City of Hallandale Beach. He was not the building official when the last roof was installed on the building. He believed it was Mr. Sergio Ascunde.

In response to Chairman Lavrich, Mr. de Carion indicated that he reviewed all the reports presented in this matter. The exemption of the Energy Code goes back to when that code was introduced in Florida that exempts existing buildings and work that did not exceed 30% of the building value. The code language was changed so that existing buildings in the 0-30% range would not be altered to be less efficient. In the event of a hurricane, as an example, because a re-roof does not ever exceed 30% of the structure's value, the insulation could be removed weeks later. This is why it was placed into the Building Code and not the Energy Code. Mr. Carbonell is quoting the Energy Code and not the Building Code.

Chairman Lavrich indicated that the existing Building Codes speaks to the current conditions prior to the work. It is only a Level 1 Alteration and strictly recovering the roof. Mr. de Carion commented that there is a chapter in the ICC Energy Code that indicates if the insulation is removed it must be replaced in accordance with the current code. Chairman Lavrich pointed out that the ICC Code is not used. Mr. de Carion indicated that is why the provision was placed in the Building Code. Chairman Lavrich asked

if Mr. de Carion knows if there ever was 1½ inch insulation on the building roof. Mr. de Carion indicated he does not know if the original plans were followed or if the subsequent removal was followed.

Mr. Bailey asked Mr. Taylor if the new roof is the equivalent or better than the existing roof. Mr. Taylor advised that the new roof is 0.6 R-value less, but it does not take into consideration the evaporation or reflective value of the stone. Mr. Sauer indicated that if the Board's recommendation is that it is not consistent, he would task the engineer to develop something that will comply with the code. Mr. Taylor indicated that the system chosen does accommodate insulation but there are issues that restrict what can be done. Because concrete restoration work had to be done, a new roof membrane installation was needed quickly. The system chosen allowed a quick installation. The minimum amount of insulation pursuant to the manufacturer was 1½ inches. There was only ½ inch recovery board. It was not possible to install ½ inch polyiso because it would not comply with the Notice of Acceptance. The building was told a new roof was required within a year. The system is essentially equivalent to the previous one.

Mr. D'Attile asked what the percentage difference between the new and old roofing systems would be. Mr. Carbonell advised it is 0.65 R-value but the fiberboard (recovery board) was wet and provided no insulation. Mr. Taylor advised that the fiberboard was wet since 2009. In response to Chairman Lavrich, Mr. Carbonell clarified that although fiberboard has an insulating value, it is not considered insulation.

Chairman Lavrich concluded that the insulation has stayed the same. Mr. Taylor estimated a difference of perhaps 30% less insulating value. Chairman Lavrich pointed out that there was no insulation except the roofing material itself. In further response to Mr. D'Attile, Mr. Taylor advised that 1 ½ inches of insulation could be installed but it would improve the system beyond how it existed. From this evening's testimony, Ms. Giles-Nelson concluded that there was never any insulation, only the ½-inch recovery board. Mr. Carbonell indicated that the current assembly plan would improve the R-value.

Mr. Bailey made a motion, and Mr. D'Attile seconded the motion to approve the appeal. The motion was carried out by a vote of 10-3. Chairman Lavrich, Ms. Giles-Nelson, and Mr. Kamm voted no.

Note: see additional note below.

3. First reading of proposed revisions to the Florida Fire Prevention Code, Section F-103.3.7

a. Staff Report

Mr. Bryan Parks, Chief Fire Code Compliance Officer, advised the Fire Code Committee voted unanimously 13-0 in favor of this new code section. The Broward County Fire Chiefs Association is sponsoring this new code section that will create a certification category for Assistant Fire Marshals. He summarized the reasons for the new language as outlined in his memorandum provided to the Board. It is like what is found under Assistant Building Official in Chapter 1 of the Florida Building Code.

b. Board Questions

In response to Chairman Lavrich, Mr. Parks clarified Section F-103.7.1, indicating that being an engineer or possessing a degree in fire science or fire prevention would be required. More punctuation is needed.

c. Board Action

Mr. Pellecer made a motion, and Mr. D'Attile seconded the motion to approve the code amendment on the first reading. The motion was carried out by a unanimous vote of 13-0.

4. Fiscal Year 2024 Budget (October 1, 2023 – September 30, 2024)

Dr. Ana Barbosa, Administrative Director, summarized information in her memorandum to the Board. She noted that there is over \$12 million in the reserve. Broward County requires replacement vehicles to be electric. However, there has been a 2-year backlog with purchases. The budget contains funds for hybrid vehicles. Employees will be granted a 4% cost-of-living increase separate from performance-based increase consideration. Hiring of an operations manager is also included. Also, performance measures have been changed to actually measure work done.

Ms. Wolfson made a motion, and Ms. Giles-Nelson seconded the motion to accept the budget as presented. The motion was carried out by a unanimous vote of 13-0.

Item 2 – Appeal #23-02

Chairman Lavrich wanted to clarify the motion on the appeal this evening. Mr. Bailey indicated that the motion was to approve the appeal as submitted.

5. Director’s Report - None

6. Attorney’s Report

Mr. Charles Kramer, Board Attorney, advised that he has yet to hear from the 17th Circuit Court on the appeal filed with respect to the Plantation Inn case. With respect to the My Amelia case concerning virtual inspections filed with the Fourth District Court of Appeals, the Appellant requested a 30-day extension to file their answer brief, and the Court denied the request. He felt it was a good indicator.

7. Committee Reports - None

8. General Board Member Discussion

Mr. Burr pointed out that the Board was charged many years ago by the League of Cities to help make permitting easier. He went on to comment about how difficult it is to obtain the contact information of employees involved in the process. He felt cities should be required to have a contact button on their website to take individuals to a phone and email list of all inspectors and other involved employees in the building department. Planning and zoning, engineering, and landscaping departments are part of the permit review. He wanted the Board to look into requiring cities to have a contact list of the plan reviewers and their supervisors that can be easily found. Dr. Barbosa indicated that along those lines a staff member is currently calling each city because she is interested in looking at best practices. With respect to having a list of contact phone numbers on the city websites, city managers would likely have a protocol in place. Mr. Burr indicated that is not what he is speaking about. It is only fair to have contact information for plan reviewers readily available. The Board of Rules and Appeals should work with the building departments to make this happen. Mr. D’Attile commented that the City of Fort Lauderdale has an excellent model. Chairman Lavrich agreed that the Board should work with the cities to accomplish this. He said this would be a good topic for an open discussion meeting.

9. Adjournment

There being no further business, a motion was adopted to adjourn the meeting at 8:13 p.m.

Consent Agenda

Section 1

CITY OF DEERFIELD BEACH

Correa, Donald R., Electrical Plans Examiner
Deveaugh, Peter, Chief Electrical Inspector

CITY OF HALLANDALE BEACH

Agbenohevi, Emmanuel K., Assistant Building Official

TOWN OF LAUDERDALE-BY-THE-SEA

Edouard, Myriam, Fire Inspector

CITY OF PARKLAND

Chin-Sang, Dave C., Chief Mechanical Inspector

COUNTYWIDE

Bair, Travis, Plumbing Plans Examiner
Olsen, Jay, Electrical Plans Examiner
Organ, Douglas, Electrical Inspector
Organ, Douglas, Electrical Plans Examiner
Pla, Yaiquimi Alberto, Plumbing Plans Examiner

Regular Agenda

Section 1



**Broward County
Board of Rules and Appeals**

1 N. University Drive Suite, 3500B, Plantation, FL 33324
Phone: 954-765-4500 | Fax: 954-765-4504
broward.org/CodeAppeals

TO: Members of the Board of Rules and Appeals
FROM: Administrative Director
DATE: August 10, 2023
RE: Second reading of proposed revisions to Florida Fire Prevention Code, Section F-103.3.7

The revisions were approved on the first reading on July 13, 2023. It is now scheduled for second reading and public hearing.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "A Barbosa".

Dr. Ana Barbosa



Broward County Board of Rules and Appeals

1 N. University Drive Suite, 3500B, Plantation, FL 33324
Phone: 954-765-4500 | Fax: 954-765-4504
broward.org/CodeAppeals

TO: Members of the Board of Rules and Appeals

FROM: Chief Fire Code Compliance Officer

DATE: August 10, 2023

RE: Second reading of proposed revisions to the Florida Fire Prevention Code, Section F-103.3.7
Assistant Fire Marshal

Recommendation

It is recommended that the Board of Rules and Appeals approve the new code section, F-103.3.7 Assistant Fire Marshal, as recommended by the Fire Code Committee, who approve the proposed new code section F-103.3.7 by a vote of 13 to 0 in favor.

Reason

As presented to the Boards Fire Code Committee, the Fire Chief Association of Broward County believes that this would allow individuals who might be qualified to be Fire Marshals within a fire prevention bureau to have experience in assisting in managing the bureau while the fire marshal is away or needs assistance in everyday activities. The new code section sets up the requirements for becoming an assistant fire marshal if appointed by the Fire Chief. This code section aligns with what is currently being done on the building side, as they have assistant building officials.

Proposed New Code Section F-103.3.7

F-103.3.7 Certification of Assistant Fire Marshal. The Assistant Fire Marshal shall be certified by BORA, be a state certified firefighter as defined by 69A-37 referenced to collectively as 69A-37.055(2)(a)(b) Firefighter curriculum requirements] as the "Minimum Standards Course," be a State certified Fire Inspector, and shall meet one or more of the following qualifications:

F-103.3.7.1 An Engineer, a degree in Fire Science, or a degree in Fire Prevention, and shall have been employed as a county or city Fire Inspector for three (3) years within the State of Florida and shall possess a Broward County certification.

F-103.3.7.2 A county or city Fire Plans Examiner with at least four (4) years of experience within the State of Florida and shall possess a Broward County certification.

F-103.3.7.3 Seven (7) years' experience as a Fire Inspector, employed in a County or City within the State of Florida with at least five (5) years of experience within the jurisdiction of the FFPC and be a Broward County Certified Fire Inspector.

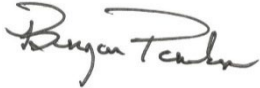
F-103.3.7.4 Have been fulfilling the duties of an Assistant Fire Marshal with three (3) years continuous service as such within a county or city in the State of Florida and shall possess a Broward County certification.

F-103.3.7.5 Possesses a certification issued by the State Fire Marshal as a Fire Code Manager/Administrator in accordance with NFPA 1030 with a total of (5) years' experience with a county or city as fire plans examiner and inspector in Florida and shall possess a Broward County certification.

F-103.3.7.6 Two (2) years' experience as a Broward County Certified Plans Examiner and nationally certified as an NFPA Certified Fire Inspector 1 (CFI-1), NFPA Certified Fire Plans Examiner (CFPE), and NFPA Certified Fire Protection Specialist (CFPS).

F-103.3.7.7 Any Assistant Fire Marshal currently employed by a Broward County Fire Service Provider, prior to the effective date of this code section will receive a certification once the Fire Service Provider submits a letter indicating the date the individual was assigned as Assistant Fire Marshal and the name of the individual.

Sincerely,

A handwritten signature in black ink that reads "Bryan Parks". The signature is written in a cursive style with a large initial "B".

Bryan Parks

Broward County Local Amendments to the Florida Fire Prevention Code

SECTION F-101 GENERAL

F-101.1— Title. These regulations shall be known as the Broward County Local Fire Code Amendments to the Florida Fire Prevention Code (FFPC).

F- 101.2 - Scope. The provisions of this Chapter shall govern the administration and enforcement the FFPC and the Fire Protection Provisions of this Code and shall apply countywide in both incorporated and unincorporated areas of Broward County, Florida. The provisions of this code shall apply to new and existing buildings or structures, equipment, installations, construction, alteration, movement, enlargement, replacement, repair, use and occupancy, location, maintenance, removal and demolition of every building or structure or any appurtenances connected or attached to such buildings.

F-101.2.1 Appendices or Annexes: Provisions in the appendices or Annexes shall not apply unless specifically adopted by Florida Statute 633.

F-101.2.2 Definitions:

- A. AHJ** means Authority Having Jurisdiction shall be a federal, state, local organization, office or individual responsible for enforcing the requirements of this code as found in Chapter 1, Broward Administrative Provisions.
- B. BCFCC** means Broward County Fire Code Committee
- C. BORA** means the Broward County Board of Rules and Appeals
- D. Engineer** means licensed professional engineer, licensed in the State of Florida
- E. FBC** means the Florida Building Code
- F. FFPC** means the Florida Fire Prevention Code including the Broward County Local Fire Amendments to the Florida Fire Prevention Code
- G. State** means State of Florida
- H. Fire Code Manager/Administrator** means a person certified by the State Fire Marshal Office as meeting the provisions found in NFPA 1037 and means Fire Marshal/ Fire Code Official.
- I. Fire Service Provider** means Fire Department
- J. Door / Door Assembly;** when used for fire service provider access as referred to in this code or the FFPC, except in chapters where other configurations are specifically permitted, shall mean a side-hinged, swinging type egress exterior door/door assembly that can be opened from the outside and that provides access to the interior of the dwelling unit or building.
- K. AHCA:** Agency for Health Care Administration
- L. APD:** Agency for Persons with Disabilities.
- M. Class:** The class defines the minimum time, in hours, for which the EPSS is designed to operate at its rated load without being refueled or recharged.
- N. Board and Care Occupancy.** An occupancy used for lodging and boarding of residents, not related by blood or

marriage to the owners or operators, for the purpose of providing personal care services.

O. Legally Required Standby Generator: Those systems required and so classed as legally required standby secondary power sources by municipal, state, federal, or other codes or by any governmental agency having jurisdiction. These systems are intended to automatically supply power to selected loads (other than those classed as emergency systems) in the event of failure of the normal source.

P. Emergency Generators Systems: Those systems legally required and classed as emergency by municipal, state, federal, or other codes, or by any governmental agency having jurisdiction. Those systems are intended to automatically supply illumination, power, or both, to designated areas and equipment in the event of failure of the normal supply or in the event of accident to elements of a system intended to supply, distribute, and control power and illumination essential for safety to human life.

Q. EPS: Emergency Power Supply. The source of electric power of the required capacity and quality for an emergency power supply system (EPSS).

R. EPSS: Emergency Power Supply System. A complete functioning EPS system coupled to a system of conductors, disconnecting means and overcurrent protective devices, transfer switches, and all control, supervisory, and support devices up to and including the load terminals of the transfer equipment needed to operate as a safe and reliable source of electric power.

S. Permit: A document issued by the AHJ for the purpose of authorizing performance of a specified activity.

T. Plans: Plans are required for new construction, modification, or rehabilitation, construction documents and shop drawings and shall be submitted, reviewed and approved prior to the start of such work. Plans shall be prepared by a licensed Florida professional engineer.

U. Qualified Person: One who has skills and knowledge related to the operation, maintenance, repair, and testing of the EPSS equipment and installations and has received safety training to recognize and avoid the hazards involved.

V. External Defibrillator (AED)

- (a) Is commercially available in accordance with the Federal Food, Drug, and Cosmetic Act,
- (b) Is capable of recognizing the presence or absence of ventricular fibrillation and is capable of determining without intervention by the user of the device, whether defibrillation should be performed; and

(c) Upon determining that defibrillation should be performed, is able to deliver an electrical shock to an individual.

W. Bleeding Control Kit (BCK)

(a) Capable of stopping severe bleeding through clotting, pressure, tourniquets, and other proven effective means of stopping blood loss; and

(b) Upon a blood loss emergency, is able to stem blood loss rapidly to prevent massive blood loss.

F-101.3 - Intent. The purpose of the FFPC is to establish the minimum requirements to safeguard the public health, safety and general welfare through structural strength, means of egress, facilities, stability, sanitation, adequate light and ventilation, energy conservation, and safety to life and property from fire and other hazards attributed to the built environment including alteration, repair, removal, demolition, use and occupancy of buildings, structures or premises, and by regulating the installation and maintenance of all electrical, gas, mechanical and plumbing systems, which may be referred to as service systems and to provide safety to fire fighters and emergency responders during emergency operations.

F-101.4 Violations and Penalties. Any person, firm or corporation, who shall violate a provision of the FFPC or a Fire Protection Provision of this Code or fail to comply therewith, or with any of the requirements thereof, shall be guilty of a misdemeanor. Each such person shall be deemed guilty of a separate offense for each and every day or portion thereof during which any violation of any of the provisions of the FFPC or any Fire Protection Provisions of this Code is committed or continued, and upon conviction of any such violation, such person shall be punishable by a fine of not less than fifty (\$50) nor more than five hundred (\$500) dollars, or by imprisonment not exceeding sixty days, or by both such fine and imprisonment.

F-101.5 Quality control. Quality control of materials and workmanship is not within the purview of the FFPC or this Code except as it relates to the purposes stated herein.

F-101.6 Referenced Codes. The other codes listed in and referenced elsewhere in the FFPC, all Fire Codes, and the Fire Protection Provisions of this Code shall be considered part of the requirements of the FFPC to the prescribed extent of each such reference.

F-101.6.1 Fire prevention. For provisions related to fire prevention, refer to the FFPC as referenced in Florida Statute 633, Broward County Local FFPCs as adopted and the Fire Protection Provisions of this Code as referenced above. The FFPC shall apply to matters affecting or relating to structures, processes and premises from the hazard of fire and explosion arising from the storage, handling or use of structures, materials or devices; from conditions hazardous to life, property or public welfare in the occupancy of structures, or premises; and from the construction, extension, repair, alteration or removal of fire suppression and alarm systems or fire hazards in the structure or on the premises from occupancy or operation.

**SECTION
Applicability**

F-102

F-102.1 General. Where, in any specific case, different sections of this Code specify different materials, methods of construction or other requirements, the most restrictive shall govern. Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall be applicable.

F-102.1.1 FFPC and the Fire Protection Provisions of this Code, does not apply to, and no code enforcement action shall be brought with respect to, zoning requirements, land use requirements and owner specifications or programmatic requirements which do not pertain to and govern the design, construction, erection, alteration, modification, repair or demolition of public or private buildings, structures or facilities or to programmatic requirements that do not pertain to enforcement of, FFPC and Fire Protection Provisions of this Code.

SECTION F-103

Fire Chief, Bureau of Fire Prevention, Fire Marshal, Fire Code Official, Fire Plans Examiner, and Fire Inspector

F-103 Bureau of Fire Prevention: A Bureau of Fire Prevention shall be established within the Fire Service Provider/Fire Department, under the direction of the Fire Chief, which shall consist of such Fire Service Provider/Fire Department personnel as may be assigned thereto, by the Fire Chief, in accordance with the requirements prescribed herein. The function of this bureau shall be to assist the Fire Chief in the administration and enforcement of the FFPC, Fire Protection Provisions of this Code, and the Fire Protection Provisions of this Chapter. Personnel assigned to the bureau as the Fire Marshal / Fire Code Official, Fire Plans Examiner, and/or Fire Inspector shall be certified by BORA.

F-103.1 Appointment of Fire Marshal/ Fire Code Official: There shall be appointed by the Fire Chief certain fire prevention personnel to be qualified as set forth in this Chapter as part of the FFPC to be qualified as Fire Marshal / Fire Code Official. The Fire Chief may also appoint an Assistant Fire Marshal within the bureau and must meet qualifications listed below if implemented. Personnel assigned to the bureau as Fire Marshal / Fire Code Official or Assistant Fire Marshal, Fire Plans Examiner, and / or Fire Inspector shall be State Certified Firefighters, State Certified Fire Inspectors, and certified by BORA. For state certification and recertification refer to Florida State Statute 633.

F-103.2 Powers and Duties of a Fire Marshal /Fire Code Official: The Fire Chief shall duly authorize their representative of the Fire Service Provider/Fire Department to exercise the powers and perform the duties of the Chief. They shall also be known as Fire Marshal/Fire Code Official. The Fire Marshal/Fire Code Official shall be authorized and directed to enforce the Fire Protection Provisions of this Code and the FFPC, and the sole authority to render interpretations of the Fire Protection Provisions of this Code and the FFPC, and to adopt policies and procedures in order to clarify the application of its provisions and shall have responsibility for the administration and enforcement of the FFPC and Fire Protection Provisions of this Code. Such interpretations, policies, and procedures shall be in compliance with the intent and purpose of the Fire Protection Provisions of this Code and

the FFPC. Such policies and procedures shall not have the effect of waving requirements specifically provided for in the Fire Protection Provisions of this Code and FFPC. It shall be their duty and responsibility to enforce and coordinate the work of all subordinates Assistant Fire Marshal such as Fire Plans Examiners and Fire Inspectors. Based on current technology that the Fire Marshal/Fire Code Official does not have to be personally present at the Fire Service Provider/Fire Department as long as they are available by telephone/computer etc. and can perform their duties. In the event that the Fire Marshal/Fire Code Official is not available to perform his/her duties, the Fire Chief may appoint the Assistant Fire Marshal to undertake the supervisory responsibilities, if the Assistant Fire Marshal and Fire Marshal are not able to perform their duties the Fire Chief may appoint an interim Fire Marshal/Fire Code Official provided such person is qualified as set forth in Section F-103.3 of this Code and the FFPC. The Fire Chief or Fire Service Provider/Fire Department shall notify in writing BORA of the starting date and period of time that the Interim Fire Marshal/Fire Code Official will assume the Fire Marshal/Fire Code Official's duties. The name of the Interim Fire Marshal/Fire Code Official will be recorded by BORA but they will not be issued a certification card as a Fire Marshal/Fire Code Official. The Fire Marshal/Fire Code Official shall be subject to the powers vested by Florida State Statute 633 and BORA in this Code. If there is one Fire Plans Examiner or Fire Inspector hired by an inspection authority, that Plans Examiner or Inspector shall be a Fire Marshal/ Fire Code Official.

F-103.2.1 Under the Fire Chief's direction, the Fire Service Provider/Fire Department shall enforce the Fire Protection Provisions of this Code and the FFPC and all Fire Codes pertinent to the prevention of fires, suppression or extinguishing of fires, storage, use and handling of explosive, flammable, combustible, toxic, corrosive and other hazardous gaseous, and solid and liquid materials. These inspections shall include, but are not limited to:

F-103.2.1.1 The inspection of equipment and maintenance of automatic, manual and other fire alarm systems and fire extinguishing equipment;

F-103.2.1.2 The maintenance and regulation of fire escapes;

F-103.2.1.3 The maintenance of fire protection and the elimination of fire hazards on land and in buildings, structures and other property, including those under construction;

F-103.2.1.4 The means and adequacy of each exit in the event of fire or similar emergency, from factories, schools, hotels, lodging houses, asylums, hospitals, churches, halls, theaters, amphitheatres and all other places in which people work, live or congregate from time to time for any purpose; and

F-103.2.1.5 The investigation of the origin, cause, and circumstances of fires.

F-103.2.3 No enforcing agency may issue any permit for construction, erection, alteration, repair, or demolition until the Building Official/Fire Code Official, in conjunction with the appropriate fire plans examiner, has reviewed the plans and/or specifications for such proposal and both officials have

found the plans and/or specifications to be in compliance with the FFPC and the applicable fire safety standards as determined by the local authority in accordance with the FFPC and Chapter 633, Florida Statutes. Plans shall be reviewed within 30 working days from the date of submission or specifications are received. In the event that agreement cannot be reached between the Building and Fire Officials, the dispute shall be referred to the BCFCC for review and recommendation to BORA.

F-103.2.4 It shall be the duty of the Fire Chief of the Fire Service Provider/Fire Department to inspect or cause to be inspected by their duly authorized representatives of the Fire Prevention Bureau, as often as may be necessary, but not less than annually, during normal business hours, for the establishment in question, all buildings and premises, including common or public areas as well as all public aisles, corridors, halls, rooms, storage areas, or other nonresidential areas of such buildings, for the purpose of ascertaining and causing to be corrected, any condition liable to cause fire or any violation of the provisions or intent of the FFPC, by providing written notice of the code sections violated, and to otherwise enforce any violation of the Fire Protection Provisions of this Code and the FFPC. Whenever the Fire Chief or their duly authorized representatives of the Fire Service Provider/Fire Department determines that a violation exists, the person responsible for maintaining the building or area where such violation exists, shall be given reasonable written notice of such violation, and if the violation continues, a presumption of a violation of the Fire Protection Provisions of this Code and the FFPC, shall be created against the person responsible for maintaining the building or area where such violation exists. Rejections shall include specific reference to the Code Section upon which rejection is based in writing.

F-103.2.5 Right of Entry. Upon presentation of proper credentials, the Fire Chief, Fire Marshal/Fire Code Official, or their duly authorized representative may enter, at any reasonable time, any building, structure or premises for the purpose of making any inspection or investigation, which under the Fire Protection Provisions of this Code and the FFPC.

F-103.2.6 Stop-Work Orders. If the Fire Chief becomes aware of a hazardous condition, which presents immediate danger to life, work being done contrary to this code or FFPC, work without permit, they shall be authorized to order the hazard removed or remedied immediately, and shall be empowered to order the closing of the building or place where such danger to life violation exists, until such time as same has been corrected. Any failure of immediate compliance shall empower the Fire Chief, or their duly authorized representative finding such hazardous condition creating immediate danger to life, to close such building or cause same to be closed and the people herein evacuated and barred from reentering until such time as such immediate danger to life, work being done contrary to this code or FFPC, work without permit, has been corrected. The Fire Chief, or their duly

authorized representative is given the authority to order any gas company, power company, or other utility company, to disconnect its service to any building or buildings containing gas or power installations, where such installations, in the opinion of the Fire Chief, or their duly authorized representative creates an immediate danger to life, work being done contrary to this code or FFPC, work without permit, and to otherwise close or evacuate such building and to bar reentry thereto, until such installation is repaired or replaced and such hazard to life ceases to exist. Rejections shall include specific reference to the Code Section upon which rejection is based in writing.

F-103.2.7 The Fire Chief or their duly authorized representative upon the complaint of any person or whenever they shall deem it necessary, shall inspect any buildings and premises within their jurisdiction.

F-103.2.8 Approval of the Fire Service Provider/Fire Department accessibility and all tests of fire alarm detection and suppression systems, smoke evacuation systems and life safety systems shall be conducted prior to final structural inspection and issuance of Certificate of Occupancy.

F-103.2.9 Orders To Eliminate Dangerous Or Hazardous Conditions: Whenever the Fire Chief or their duly authorized representative shall find in any building or upon any premises, dangerous or hazardous conditions or materials, including, but not limited to violations of the requirements encompassed in Chapter 633, Florida Statutes, or the following Paragraphs they shall order such violations and dangerous conditions or materials removed or remedied.

F-103.2.9.1 Dangerous or unlawful amounts of combustible or explosive or otherwise hazardous materials.

F-103.2.9.2 Hazardous conditions arising from defective or improperly installed equipment for handling or using combustible or explosive or otherwise hazardous materials.

F-103.2.9.3 Dangerous accumulation of rubbish, wastepaper, boxes, shavings, or other flammable materials.

F-103.2.9.4 Accumulations of dust or waste material in air conditioning or ventilation systems or of grease in kitchen or other exhaust ducts.

F-103.2.9.5 Hurricane Protection Devices

After the termination of such periods of time that had been designated by the National Weather Service as being a hurricane watch or warning, hurricane protective devices installed on occupied buildings which impede required egress or required light and ventilation shall be removed within 15 days.

F-103.2.9.6 Obstructions to, on, or under fire escapes, stairs, passageways, or doors, liable to interfere with the operations of the Fire Service Provider/Fire Department or egress of occupants; locked exits shall constitute an unsafe condition.

Exception: unless permitted by the Fire Protection Provisions of this Code and the FFPC.

F-103.2.9.7 Obstruction to windows. Where windows are required to provide the second means of escape from a room or area, the following are prohibited.

F-103.2.9.7.1 Bars that cannot be opened from the inside.

F-103.2.9.7.2 Other obstructions such as security grill.

Exception: Only one (1) window is required to meet the above where two (2) windows are in the same room or area.

F-103.2.9.8 Reserved

F-103.2.9.9 Reserved

F-103.2.9.10 Any building or other structure which, for want of repairs, lack of adequate exit facilities, automatic or other fire alarm apparatus or fire extinguishing equipment, or by reason of age or dilapidated condition, or from any other cause, create a hazardous condition.

F-103.2.9.11 Reserved

F-103.2.9.12 The improper storage, transporting or handling of all classes of flammable or combustible liquids or otherwise hazardous substances any place within the enforcing jurisdiction.

F-103.3 Certification of Fire Marshal/Fire Code Official.

The Fire Marshal/Fire Code Official shall be certified by BORA as a Fire Code Official, be a state certified firefighter as defined by 69A-37 as referred to collectively (parts 1 and 2) as the “Minimum Standards Course”, be a State certified Fire Inspector, and shall meet one or more of the following qualifications:

F-103.3.1 An Engineer, or a Degree in Fire Science, or a Degree in Fire Prevention and shall have been employed as a County or City Fire Inspector for three (3) years within the State of Florida and shall possess a Broward County Certification.

F-103.3.2 A County or City Fire Plans Examiner with at least five (5) years of experience within the State of Florida and shall possess a Broward County Certification.

F-103.3.3 Ten (10) years’ experience as a Fire Inspector, employed in a County or City within the State of Florida with at least five (5) years of experience within the jurisdiction of the FFPC and be a Broward County Certified Fire Inspector.

F-103.3.4 Have been fulfilling the duties of a Fire Marshal/Fire Code Official with five (5) years continuous service as such within a County or City in the State of Florida and shall possess a Broward County Certification.

F-103.3.5 Possesses a certification issued by the State Fire Marshal as a Fire Code Manager/Administrator in accordance with NFPA 1037 with a total of six (6) years' experience with a County or City as a fire plans examiner and inspector in Florida and shall possess a Broward County Certification.

F-103.3.6 Three (3) years' experience as a Broward County Certified Plans Examiner and nationally certified as an NFPA Certified Fire Inspector 1 (CFI-1), NFPA Certified Fire Plans Examiner (CFPE) and NFPA Certified Fire Protection Specialist (CFPS).

F-103.3.7 Certification of Assistant Fire Marshal. The Assistant Fire Marshal shall be certified by BORA, be a state certified firefighter as defined by 69A-37 referenced to collectively as 69A-37.055(2)(a)(b) Firefighter curriculum requirements as the "Minimum Standards Course," be a State certified Fire Inspector, and shall meet one or more of the following qualifications:

F-103.3.7.1 An Engineer, a degree in Fire Science, or a degree in Fire Prevention, and shall have been employed as a county or city Fire Inspector for three (3) years within the State of Florida and shall possess a Broward County certification.

F-103.3.7.2 A county or city Fire Plans Examiner with at least four (4) years of experience within the State of Florida and shall possess a Broward County certification.

F-103.3.7.3 Seven (7) years' experience as a Fire Inspector, employed in a County or City within the State of Florida with at least five (5) years of experience within the jurisdiction of the FFPC and be a Broward County Certified Fire Inspector.

F-103.3.7.4 Have been fulfilling the duties of an Assistant Fire Marshal with three (3) years continuous service as such within a county or city in the State of Florida and shall possess a Broward County certification.

F-103.3.7.5 Possesses a certification issued by the State Fire Marshal as a Fire Code Manager/Administrator in accordance with NFPA 1030 with a total of (5) years' experience with a county or city as fire plans examiner and inspector in Florida and shall possess a Broward County certification.

F-103.3.7.6 Two (2) years' experience as a Broward County Certified Plans Examiner and nationally certified as an NFPA Certified Fire Inspector 1 (CFI-1), NFPA Certified Fire Plans Examiner (CFPE), and NFPA Certified Fire Protection Specialist (CFPS).

F-103.3.7.7 Any Assistant Fire Marshal currently employed by a Broward County Fire Service Provider, prior to the effective date of this code section will receive a certification once the Fire Service Provider submits a

letter indicating the date the individual was assigned as Assistant Fire Marshal and the name of the individual.

AF-103.4 Fire Plans Examiner. As set forth herein:

F-103.4.1 Appointment of a Fire Plans Examiner. There shall be appointed by the Fire Chief of each Fire Service Provider/Fire Department certain fire prevention personnel to be qualified as set forth in this Chapter as part of the FFPC to serve as a Fire Plans Examiner. To be eligible for appointment as a Fire Plans Examiner, such person shall be certified by BORA.

F-103.4.2 Powers and Duties of the Fire Plans Examiner. Such employee shall have the duties and powers as delegated by the Fire Chief except that the Fire Chief may not delegate authority to subordinates to interpret provisions of the Fire Protection Provisions of this Code, FFPC, and all Fire Codes which authority is assigned to the Fire Marshal/Fire Code Official. A Fire Plans Examiner, if properly qualified, may be certified and assigned duties in more than one category. Prior to the issuance of any permit for construction, erection, alterations, repair, or demolition, the Fire Plans Examiner shall review all plans and/or specifications in conjunction with the Building Department. One and two family detached residential dwelling units shall not be subject to provisions found in NFPA 101 during plan review by the Fire Plans Examiner as described in this section or inspection by the Fire Plans Examiner as described in F.S. 633. When approvals by other agencies having authority may logically be required to be affixed to the plans and/or specifications before approval by the Fire Plans Examiner, such approval shall be affixed to the plans and/or specifications before examination by the Fire Plans Examiner. If the application or plans and/or specifications do not conform to the requirements of all pertinent laws or regulations, the Fire Plans Examiner shall reject such application in writing, stating the reasons therefore and citing the relevant code section(s) of the FFPC. Plans and/or specifications that are rejected, as stated herein above, shall be returned for correction. Pen notations on mechanically reproduced plans and/or specifications may be accepted for only minor corrections. If the applications, plans and/or specifications, upon examination, are found to comply with the requirements of the Fire Protection Provisions of this Code, the FFPC, and all Fire Codes, the plans and/or specifications shall be signed and marked approved. Fire Service Provider/Fire Department acceptance of fire and life safety features in buildings after performance objectives are met is required, prior to certificate of occupancy being issued. Nothing in this section shall be construed to provide an exemption from fire plan review for one and two family detached residential dwelling units which undergo a change in use or occupancy classification.

F-103.4.3 Certification of a Fire Plans Examiner. The Fire Plans Examiner shall be certified by BORA as a Fire Plans Examiner, shall be a certified Firefighter as defined by 69A-37 as referred to collectively (parts 1 and 2) as the "Minimum Standards Course", be a State certified Fire Inspector, and shall meet one or more of the following qualifications:

F-103.4.3.1 An Engineer, or a Degree in Fire Science, a Degree in Fire Prevention and having a minimum of three (3) years as a fire plans examiner with a County or City within the state of Florida and shall be Broward County Certified.

F-103.4.3.2 Five (5) years of experience as a Fire Inspector employed with a County or City in the State of Florida and shall be a Broward County certified.

F-103.4.3.3 Ten (10) years of experience as a firefighter, four (4) years as a state certified fire inspectors employed with a County or City having fulfilled the duties of a fire inspector and shall be a Broward County certified.

F-103.4.3.4 Have been fulfilling the duties of a Fire Plans Examiner with five (5) years continuous service within the State of Florida and be Broward County certified.

F-103.4.3.5 Three (3) years' experience as a Broward County and State of Florida Certified Fire Inspector and nationally certified as an NFPA Certified Fire Inspector (CFI-1) and NFPA Certified Fire Plans Examiner (CFPE) and be Broward County certified.

F-103.5 Fire Inspector. As set forth herein:

F-103.5.1 Appointment of a Fire Inspector. There shall be appointed by the Fire Chief of each Fire Service Provider/Fire Department certain fire prevention personnel to be qualified as set forth in this Chapter as part of the FFPC to serve as a Fire Inspector. To be eligible for appointment as a Fire Inspector, such person shall be certified by BORA.

F-103.5.2 Powers and Duties of the Fire Inspector. Such employee shall have the duties and powers as delegated by the Fire Chief except that the Fire Chief may not delegate authority to subordinates to interpret the Fire Protection provisions of this Code, the FFPC, and all Fire Codes which authority is assigned to the Fire Marshall/Fire Code Official. A Fire Inspector, if properly qualified, may be certified and assigned duties in more than one category. Under the Fire Chief's direction, the Fire Inspector shall enforce all local ordinances of the jurisdiction pertinent to the prevention of fires, suppression or extinguishing of fires, storage, use and handling of explosive, flammable, combustible, toxic, corrosive and other hazardous gaseous, solid and liquid materials. The inspection of equipment and maintenance of automatic, manual, other fire alarm systems, fire extinguishing equipment, and the maintenance and regulation of fire escapes. The maintenance of fire protection and the elimination of fire hazards on land and in buildings, structures and other property, including those under construction. The means and adequacy of each exit in the event of fire or similar emergency, from factories, schools, hotels, lodging houses, asylums, hospitals, churches, halls, theaters, amphitheaters and all other places in which people work, live or congregate from time to time for any purpose. The investigation of the origin, cause, and circumstances of fire(s). If defects, omissions or violations exist on any other part of the system relating to work for which approval is requested, the issuance of the Approval shall be withheld until corrections have been made to the defective portion of the system, and the same are made to comply with this Fire Code. The Fire Inspector shall serve notice to the Fire Contractor/representative or owner/representative in writing, stating the reasons therefore and citing the relevant code section(s).

F-103.5.3 Certification of a Fire Inspector. Application for certification shall be on a form containing such pertinent information as is considered relevant to BORA. To be eligible

for appointment as Fire Inspector, such person shall be certified by BORA and shall meet the following qualifications:

F-103.5.3.1 Be a certified Firefighter as defined by 69A-37 as referred to collectively (parts 1 and 2) as the "Minimum Standards Course" and shall be a state certified Fire Inspector.

Exception: At Fire Chief's discretion, a person may be given up to eighteen (18) months to become a Florida Certified Firefighter, from the date of hire.

F-103.5.3.2 Pass a written competency examination approved by BORA, to be given in May and November (only one (1) required) of each year. Other than the mandated dates as provided above, the test may be given when requested by at least three (3) applicants. If the candidate is unsuccessful after three (3) attempts, a remedial class developed and provided by FCABC, Fire Prevention Subcommittee shall be taken. Upon completion of the remedial class the candidate will be permitted three (3) additional attempts. If the candidate is still unsuccessful the candidate shall wait a mandatory period of no less than twelve (12) months from their last test before being able to retest.

F-103.5.3.3 Retention;

Individuals currently certified under this code may, at their separation date from a local fire department as an inspector place their certification in a non-active status for one FFPC code cycle or a period of four (4) years whichever is longer, by notifying the Board of Rules and Appeals in writing of their selection. During this period the individual shall maintain continuing educational credits in Fire Prevention in the amount of 60 hours as required for renewal. At the conclusion of the code cycle or four (4) year period, as stated above the individual previously holding a certification in a non-active status will become null and void unless the provisions for recertification are met at the conclusion of the code cycle or four (4) year period.

F-103.6 Certification. All Fire Service Provider/Fire Department Inspection Personnel shall be certified by BORA.

F-103.6.1 Certification Fee: If applicable, each application shall be accompanied by a check in the amount appropriate for each discipline according to the BORA Fee Schedule for Certification, payable to "Broward County Commissioners."

F-103.6.2 Broward County Certification is valid for a period of four years and shall expire on the same date as their State of Florida Fire Inspector Certification.

F-103.6.3 The certification of Fire Service Provider/Fire Department Inspection Personnel may be revoked, for cause, by BORA. BORA may deny, refuse to renew, suspend, or revoke the BORA certificate of a Fire Marshal/Fire Code Official, Fire Plans Examiner, or Fire Inspector if it finds that any of the following grounds exist:

- a. Any cause for which issuance of a certificate could have been refused had it then existed and been known to BORA.

- b. Violation of Florida Statutes 633 or any local fire code amendments.
- c. Falsification of records relating to the certificate.
- d. Having been found guilty of or having pleaded guilty or nolo contendere to a felony, whether or not a judgment of conviction has been entered.
- e. Failure to meet any of the renewal requirements.
- f. Having been convicted of a crime in any jurisdiction which directly relates to the practice of the fire code inspection, plan review, or administration.
- g. Making or filing a report or record that the certificate holder knows to be false, or knowingly inducing another to file a false report or record, or knowingly failing to file a report or record required by the state or local law, or knowingly impeding or obstructing such filings, or knowingly inducing another person to impede or obstruct such filing.
- h. Failure to properly enforce applicable fire codes or permit requirements within this state which the certificate holder knows are applicable by committing willful misconduct, gross negligence, gross misconduct, repeated negligence, or negligence resulting in a significant danger to life or property.
- i. Accepting labor, service, or materials at no charge or at a noncompetitive rate from any person who performs work that is under the enforcement authority of the certificate holder and who is not an immediate family member of the certificate holder. For the purpose of this paragraph, the term "immediate family member" means a spouse, child, parent, sibling, grandparent, aunt, uncle, or first cousin of the person or the person's spouse or any person who resides in the primary residence of the certificate holder.

BORA upon verification of the above grounds, shall immediately notify the Fire Marshal, Fire Code Official, Fire Plans Examiner, and/ or Fire Inspector involved, who, upon notification from BORA, shall appear before the Board to explain why their certification should not be revoked.

F-103.6.4 Personnel assigned to the bureau as Fire Inspectors shall be State of Florida Certified Firefighters *(see 18 month exception)*, State of Florida Certified Fire Inspectors. For certification refer to Florida State Statute 633. Individuals being considered for appointment will be required to complete an affidavit of compliance with 71-575 (see Board policy 14-02)

F-103.7 Recertification. All Fire Service Provider/Fire Department Inspection Personnel shall be recertified by BORA.

F-103.7.1 To be recertified all Fire Marshal/Fire Code Officials, Fire Plans Examiners, Fire Inspectors or a combination thereof who are presently certified by BORA, shall meet the following criteria:

F-103.7.1.1 Be presently employed by a governmental fire entity within Broward County.

F-103.7.1.2 Recertification shall have the same anniversary date as provided in Florida Statutes, Chapter 633, with the completion of sixty (60) contact hours in continuing education every four (4) consecutive years on Fire Protection and Fire Safety, which are approved by BORA.

F-103.7.1.3 Personnel assigned to the bureau as Fire Inspectors shall be State of Florida Certified Firefighters, and State of Florida Certified Fire Inspectors. For certification or recertification refer to Florida State Statute 633.

F-103.7.2 If certification is not renewed and allowed to lapse, application for recertification shall be accompanied with proof that (15) contact hours per year, in the preceding 4 years in continuing education has been met. Attendance at the BORA meetings and/or the BORA committee meetings shall be counted as one (1) hour for a maximum of fifteen (15) county required contact hours within a four (4) year renewal period. If the certification is not renewed within 8 years, the individual must retake the state fire safety inspectors training and take the local fire exam and shall be on a form containing such pertinent information as is considered relevant to BORA. Individuals being considered for recertification will be required to complete an affidavit of compliance with 71-575 (see Board policy 14-02)

F-103.7.3 Recertification Fee: If applicable, each application shall be accompanied by a check in the amount appropriate for each discipline according to the BORA Fee Schedule for Recertification, payable to "Broward County Commissioners."

SECTION F-104 Broward County Board of Rules and Appeals

F-104 Broward County Board of Rules and Appeals.

F-104.1 The Broward County Board of Rules and Appeals shall maintain a staff position to coordinate the enforcement of the Fire Protection Provisions of this Code, the FFPC, and all Fire Codes thereto. This person shall be known as the Chief Fire Prevention Code Compliance Officer and shall be certified as Fire Marshal/Fire Code Official. It is recommended that the individual under consideration for Fire Code Compliance Officer have at a minimum four years documented as a Fire Code Official / Fire Marshal.

F104.2 The Fire Code Compliance Officer shall have the authority to make inspections in the discipline and shall be responsible to see that the Fire Protection Provisions of this Code, the FFPC, and all Fire Codes are being uniformly enforced by all AHJs (building and Fire Service Provider/Fire Department in Broward County).

SECTION F-105 Broward County Fire Code Committee

F-105 Broward County Fire Code Committee:

F-105.1 In order to determine the suitability of alternate materials and type of construction, to provide for reasonable

interpretations of the Fire Protection Provisions of this Code, the FFPC, and all Fire Codes, and to assist in the control of the life/safety in buildings and structures, there is hereby created a Broward County Fire Code Committee, to make recommendations to BORA.

F-105.2 Membership: The BCFCC shall consist of:
One Mechanical Engineer, Florida P.E.

- 1) One Architect, Florida Registered
- 2) One Fire Sprinkler Contractor
- 3) One Representative of Persons with disabilities
- 4) One Master Electrician
- 5) Four Fire Service (Florida Certified Fire Inspectors)
- 6) One Fire Service Member of the Board of Rules and Appeals
- 7) One Contractor, Certified to Install Fire Alarms
- 8) One General Contractor
- 9) One Florida P.E., Electrical Discipline
- 10) One Mechanical Contractor
- 11) One Consumer Advocate
- 12) One Florida P.E., Structural Discipline,
- 13) One Chief Plumbing Inspector

F-105.3 Membership, such as membership of the BCFCC, will be for one year (with members being able to succeed themselves through reappointment by BORA Chairperson). The Chairperson of BORA will select all members, including the Chairperson of the BCFCC. The Chairperson of the BCFCC shall be a Fire Service member of BORA.

F-105.4 Appeals from the Decisions of the Fire Chief and/or Building Official:

F-105.4.1 The BCFCC shall review all appeals from the decisions of the Fire Chief and/or Building Official wherein such decision is on matters regulated by the Fire Protection Provisions of this Code, the FFPC, and all Fire Codes. Appeals can be submitted by any person who has reason to believe they have been subjected to unreasonable enforcement of the Fire Protection Provisions of this Code, the FFPC, and all Fire Codes.

F-105.4.2 Procedures for Appeals: The BCFCC shall review the appeal prior to hearing by BORA and shall make recommendations to BORA for resolution of the appeal. BORA shall then hear the appeal and make a final ruling.

F-105.4.3 Decisions by the BOARD related to an appeal of the FFPC can be challenged by submitting a request for a Declaratory Statement to the State Fire Marshal's Office.

F-105.5 Procedures in County Court /Code Enforcement Board: When charges are filed based upon a violation under this code, such charges, prepared under the direction of the city, state, or county attorney and shall be heard by a county judge or Code Enforcement Board, within the time prescribed under county court procedures or Code Enforcement Board. Such conditions shall constitute an immediate danger to life.

SECTION F-106

Authority Fire Chief, Fire Marshal/Fire Code Official, or his/her duly authorized representative

F-106 Authority:

F-106.1 The Fire Chief, Fire Marshal/Fire Code Official, or their duly authorized representative shall investigate the origin, cause, and circumstances of every fire occurring within their AHJ. Such investigation shall begin immediately upon the occurrence of a fire, and the Fire Chief, Fire Marshal/Fire Code Official, or their duly authorized representative shall be immediately notified of the facts. The Fire Chief, Fire Marshal/Fire Code Official, or their duly authorized representative shall take charge immediately of the physical evidence and shall notify the proper authorities designated by law to pursue the investigation of such matters. The Fire Chief, Fire Marshal/Fire Code Official, or their duly authorized representative shall further cooperate with the authorities in the collection of evidence and in the prosecution of the case.

F-106.2 Notices and Orders. The Fire Chief, Fire Marshal/Fire Code Official or Fire Code Manager/Administrator, or their duly authorized representative shall issue all necessary notices or orders to ensure compliance with the Fire Protection Provisions of this Code, the FFPC, and all Fire Codes.

F-106.2.1 A building, structure, occupancy, premises, or vehicle shall not be used when in violation of the Fire Protection Provisions of this Code, the FFPC, and all Fire Codes.

F-106.2.2 Unlawful Continuance of Fire/Life Safety Hazard: Any person or persons operating or maintaining any occupancy, premises or vehicle subject to this Code who shall permit any fire and/or life safety hazard to exist on premises or property under their control, and who shall fail to take immediate action to abate such hazards, when ordered or notified to do so by the Fire Chief, Fire Marshal/Fire Code Official, or their duly authorized representative, shall be guilty of a second degree misdemeanor. Criminal enforcement of the Fire Protection Provisions of this Code, the FFPC, and all Fire Codes shall remain with local law enforcement departments and officials charged with enforcement of the criminal laws of the State.

F-106.2.3 Concealed Work: The Building Official or his/her duly authorized representative and/or Fire Marshal/Fire Code Official or their duly authorized representative may order portions of the structure frame of a building and/or structure to be exposed for inspection when, in his/her opinion, there is a good reason to believe that a building or portion thereof is in an unsafe or dangerous condition or that there is willful or negligent concealment of a violation of this Code, the Fire Protection Provisions of this Code, the FFPC, and all Fire Codes.

F-106.3 Removal or Destruction of Signs or Tags:

F-106.3.1 It shall be unlawful to remove or tamper with any

seal, warning tag, or lock placed on an article, appliance, vehicle, meter, tank, or building by the building department or the Fire Service Provider/Fire Department, without first obtaining permission to do so by the AHJ

F-106.3.2 It shall be unlawful for any person to tamper with or change the position of any utility valve, switch, wiring, piping, meter, or connection, or alter any utility service in any way, unless properly authorized to do so.

SECTION F-107 Standby Fire Watch

F-107 Standby Fire Watch:

F-107.1 Whenever in the opinion of the Fire Chief, Fire Marshal/Fire Code Official, or their duly authorized representative, when a potentially hazardous condition or a reduction in life safety features, due to the number of persons, or the nature of the performance, exhibition, display, contest or activity, the Fire Chief or their duly authorized representative may require the owner, agent or lessee to employ one or more certified Fire Inspectors or Firefighters, as required and approved by the Fire Chief, to be on duty at such place. Said Fire Inspectors/Firefighters shall be subject to the Fire Chief's and/or their duly authorized representative orders at all times, when so employed, and remain on duty during the times such places are open to the public, or when such activity is being conducted. The Fire Chief may allow the use of other trained individuals to serve as an alternative to a Fire inspector / Fire Fighters requirement. Before each performance or the start of such activity, said Fire Inspector/Firefighter or others allowed by the Fire Chief shall inspect all required fire/life safety equipment, to insure that such equipment is in proper working order, and shall keep diligent watch for any emergency that should arise. Should any emergency arise, the Fire Inspector/Firefighter or others allowed by the Fire Chief shall take whatever action necessary to protect the occupants and public from injury or any life-threatening condition.

SECTION F-108

Tents, Membrane Structures, Temporary Structures and Uses

F-108 Tents and Membrane Structures

F-108.1 For the purpose of this Section, a place of assembly shall include any circus, sideshow, carnival, tent show, theater, skating rink, dance hall or any other exhibition, production, engagement or offering, or other place of assembly in or under which 50 or more persons may gather for any purpose.

F-108.1.1 General. The Building Official or Fire Code Official is authorized to issue a permit for the erection of temporary structures such as seats, canopies, tents and fences

used in construction work or for temporary purposes such as reviewing stands. Such permits shall be limited as to time of service, but shall not be permitted for more than 180 days. Such structures shall be completely removed upon the expiration of permit.

- a) Temporary structures, such as tents with sides, exceeding 100 sq./ft., and canopies without sides exceeding 225 sq./ft., containing occupancy or operations that could present a life safety hazard to occupants and/or the general public based on the opinion of the Fire Code Official, shall be required to have a permit issued in conformance with permitting section of Chapter 1 and this code and be in conformance with the Life Safety provisions of this code and the Florida Building Code.

F-108.1.2 Reserved

F-108.1.3 Conformance.

Temporary structures and uses shall conform to the structural strength, fire safety, means of egress, accessibility, light, ventilation and sanitary requirements of this Code and the FFPC as necessary to ensure public health, safety and general welfare.

F-108.2 Parking of Vehicles: Automotive equipment that is not necessary to the operation of the tent show performance shall not be parked within 20 feet of the tent or membrane structure. No other automotive equipment or internal combustion engines shall be located within 50 feet of the tent except upon a public street.

F-108.3 Smoking and Open Flame:

F-108.3.2 An approved receptacle for the disposal of lighted smoking materials shall be provided at all entrances to tents and membrane structures.

F-108.4 Fire Extinguishers and other Fire-Protection Equipment: Fire extinguishers and other fire protection equipment shall be provided in every tent or membrane structure as follows:

F-108.4.1 A minimum of one 4A-10B:C type extinguisher shall be provided in every tent or air supported structure having a floor area less than 2,000 square feet and also one in each additional 2,000 square feet or fraction thereof.

F-108.4.2 At least one 40-B:C type fire extinguisher shall be provided for each power generator or transformer and at locations where flammable or combustible liquids are used, stored or dispensed.

F-108.5 Storage of Flammable or Combustible Liquids:

Flammable or combustible liquid shall not be stored in a tent or membrane structure nor less than 50 feet from any tent or membrane structure.

F-108.6 Housekeeping: Hay, straw, trash and other flammable material shall not be stored less than 35 feet from any tent or membrane structure, except as authorized by the authority having jurisdiction.

F-108.7 Seating Arrangements:

F-108.7.1 Bonding of chairs. All loose seats, folding chairs or similar seating facilities that are not fixed to the floor shall be bonded together in groups of not less than six. Exceptions:

- (1) When not more than 500 such seats, chairs or facilities are provided, bonding thereof may be deleted.
- (2) The bonding of chairs shall not be required when tables are provided, as when the occupancy is used for dining or similar purposes.

F-108.7.2 Securing of chairs, folding and telescoping seat seating, reviewing stands, grandstands, and bleachers shall be in accordance with NFPA 102.

F-108.8 Awnings, Tents and Canopies:

F-108.8.1 Awnings, tents, canopies, and similar products whether attached or detached from a building shall have a flame spread rating of 25 or less.

F-108.9 Vehicular Access:

F-108.9.1 Fire access roads shall be surfaced with solid pavement, grass turf reinforced by concrete grids, or by similar type surfaces approved by the authority having jurisdiction, designed to accommodate fire apparatus weighing a minimum of 32 tons.

F-108.9.2 Buildings having ramps and/or elevated roadways shall have posted weight limit signs showing maximum load capacity.

F-108.9.3 All new and existing automatic entry gates installed in either commercial or multifamily communities shall be provided with a universal access system, approved by the Fire Prevention subcommittee of the Fire Chiefs Association of Broward County, to allow rapid entry. Existing applications may be provided up to one (1) year to complete as approved by the AHJ.

F-108.10 Vehicles on Display:

F-108.10.1 When vehicles are on display ~~or stored~~ inside any occupancy group other than an automobile show room it shall comply with the provisions listed in NFPA 1, 20.1.5.5.4.12

SECTION F-109 RESERVED

SECTION F-110 Reserved

SECTION F-111

Test Criteria for Mechanical Smoke Control Systems

F-111 Initial Acceptance Test Criteria and Periodic Testing of Mechanical Smoke Control Systems:

Test Criteria for Mechanical Smoke Control Systems shall be stated on the mechanical plans.

F-111.1 The following shall receive notice from the Mechanical Contractor so that they may witness the system's performance test:

F-111.1.1 Fire Service AHJ.

F-111.1.2 Building Department (Mechanical) AHJ.

F-111.1.3 Periodic Testing:

All smoke control systems shall be retested as per the provisions found in the FFPC by a firm (test and balance) possessing a certificate of competency as a test and balance contractor for smoke control systems as required in Broward County Ordinances, Chapter 9 and Broward Local Administrative Provisions Chapter 1 of the FBC and shall be approved by the local AHJ. The smoke control system shall be retested without smoke, in both the manual and automatic modes per the sequence of operation. The annual periodic testing and balancing results shall be provided in a certified test and balance report to the Fire Service Provider/Fire Department AHJ, who shall consult with the Chief Mechanical Inspector

At a minimum the annual periodic test report shall contain the following information;

- 1) All smoke control system air movement equipment and if operating as intended.
- 2) Retest voltage.
- 3) Retest amperage.
- 4) Retest RPM if applicable.
- 5) All smoke control system control dampers shall be identified and if operating as intended.
- 6) All smoke zone differential pressures at egress exit doors (egress doors shall have no more than 30 lbf on break and 15 lbf on swing.

SECTION F-112

Automatic Sprinklers Required

F-112 Automatic Sprinklers Required:

F-112.1 Fire flow testing of a water supply for an Automatic Fire Protection Systems (AFPS) and/or Standpipe System using water as an extinguishing agent for new and existing buildings and structures shall be in accordance with NFPA

291, Recommended Practice for Fire Flow Testing and Marking of Hydrants, Florida Administrative Code (FAC) 69A-60.

F-112.2 The following occupancies shall be protected throughout by an approved automatic sprinkler system installed in accordance with NFPA 13.

F-112.2.1 Storage.

In existing storage occupancies (other than parking garages and high-piled combustible storage) used for the storage of combustible goods or merchandise and exceeding 20,000 square feet per floor.

F-112.2.4 2 Industrial Occupancies:

All existing industrial occupancies exceeding 15,000 square feet per floor.

F-112.3 Reserved

F-112.4 Where automatic fire sprinkler systems are installed, the location of the Fire Service Provider/Fire Department connection shall be approved by the Fire Service Provider/Fire Department having jurisdiction.

F-112.5 Limited Access Structures

F-112.5.1 Where automatic fire sprinklers are installed in new Mini Storage Buildings, fire department emergency access openings acceptable to the AHJ shall also be provided. The emergency access openings shall not be less than the dimensions referenced in the Life Safety Code for Underground and Limited Access Structures.

SECTION F-113 Corridors

F-113 Corridors.

Where exterior corridors or exterior balconies serving as a required means of egress are enclosed on both sides and above, and the length of the enclosure along the long axis is twenty-five (25) feet or more, fire-resistivity of walls and the protection of openings therein shall be required as if such corridors or balconies were enclosed interior corridors.

SECTION F-114 Reserved

SECTION F-115 RESERVED

SECTION F-116

Flammable and Combustible Liquids

F-116 Flammable and Combustible Liquids.

F-116.1 Underground Storage and Dispensing of Flammable/Combustible Liquids:

Underground tanks used to store flammable liquids shall bear an Underwriters' label or equivalent testing agency. Tank capacity for underground installations shall be limited to thirty thousand (30,000) gallons or less. Any tank to be installed shall be jointly approved in writing by the Fire Chief, Building Official, the director of zoning, and/or their duly authorized representative, after an appropriate review has been conducted. Such review includes, but is not limited to, an analysis of the proposed installation, location, distance separations, types of occupancies in the vicinity, tank corrosion protection and construction, and applicable zoning restrictions. The maximum storage capacity in any one location shall not exceed an aggregate total of one hundred thousand (100,000) gallons unless approved by the local Fire Code Official. Any property or facility requesting installation of tanks exceeding an aggregate capacity of sixty thousand (60,000) gallons of flammable liquids shall comply with the following additional requirements:

- 1) The property must be of suitable size, shape and topography to allow for the safe installation of the proposed tanks and be in compliance with location requirements identified in other sections of the NFPA, state and local fire codes; and
- 2) The facility must have an attendant on site during hours of operation; and
- 3) The facility must be continuously monitored, either by an on-site attendant or a third party when the facility is not in operation; and
- 4) The operator must provide evidence of an employee training program for on-site attendants that educates concerning all on-site equipment, including life safety equipment and emergency response procedures; and
- 5) The facility must provide additional emergency shut-off stations for ready accessibility by on-site attendants and the public; and
- 6) Station operator shall submit an emergency response plan for review and approval prior to issuance of permits for operations of the facility. The emergency response plan shall, at a minimum, provide emergency contact information and notification requirements, fire prevention and control equipment employed at the site, monitoring requirements and plans and procedures for mitigating release of hazardous materials, as well as all other information required by applicable governing and permitting agencies.

When flammable liquids are stored in more than one location, tanks shall not be interconnected between locations.

Exception: Broward County Office of Transportation's Transit Operations and municipal, county, and special districts having underground bulk fuel storage facilities shall comply with the provisions of NFPA 30. Aggregate Limitations of Flammable and Combustible Liquids as

per the F- 116.1 shall not apply. Permit shall be reviewed for compliance by the local Fire Service Provider/Fire Department having Jurisdiction.

F-116.1.1 Underground tanks out of service for a period of one year shall be removed. Underground tanks may be abandoned in place only if approved by the Fire Service Provider/Fire Department having jurisdiction.

F-116.2 Storage and Use on Site of Combustible Liquids Used for Fixed Equipment Shall Be Under the Following Requirements:

F-116.2.1 Aboveground installation of single-wall tanks shall comply with NFPA 30 and the following additional requirements:

F-116.2.1.1 Above ground tanks having a capacity in gallons greater than 10,000 shall be approved by zoning and local AHJ.

Exception: Municipal, County and Special Districts installing aboveground fuel storage tanks for fixed equipment for providing governmental services. Permit shall be reviewed for compliance by the local Fire Service Provider/Fire Department AHJ.

F-116.2.1.2 Tanks shall be surrounded with an embankment or impervious dike not less than four feet high and capable of holding not less than one- and one-half times the capacity of the tank surrounded. Embankments or dikes shall be continuous, with no opening for piping or roadways.

F-116.2.2 All aboveground storage tanks shall be identified by a suitable sign which will state type of fuel and capacity of the tank.

F-116.2.3 Tanks used for stationary combustion engines and gas turbines shall comply with NFPA 37, as adopted in FAC 69A-60, Standard for the Installation and Use of Stationary Combustion Engines and Gas Turbines.

F-116.2.4 Distance separation between aboveground storage tanks and property lines and buildings shall be as specified in Table F-116.2.4 below:

Table F-116.2.4

Capacity in Gallons	To line of adjoining unprotected building or property which may be built upon	To line of adjoining protected buildings	To line of existing frame buildings
1,000	12 feet	8 feet	20 feet
2,000	20 feet	15 feet	40 feet
3,000	20 feet	15 feet	40 feet
10,000	30 feet	20 feet	50 feet

F-116.3 Aboveground Storage for Dispensing of Flammable and Combustible Liquids from UL listed 142 (double wall), 2085 or Equivalent Tanks:

F-116.3.1 Aboveground storage of flammable and combustible liquids shall be approved by the Fire Chief, Building Official, and/or their duly authorized representative after an appropriate review has been conducted. Such review includes, but is not limited to, an analysis of the proposed installation, location, distance separations, types of occupancies in the vicinity, tank corrosion protection and construction, and applicable zoning restrictions. The maximum storage capacity in any one location shall not exceed an aggregate total of 12,000 gallons. Aboveground storage of flammable and combustible liquids shall comply with the following regulations:

Exception: Municipal, county, and special districts, and airports (when approved by the Airport Aviation Authority, that the services of a Fixed Base Operation (FBO), supplying fuel to the general aviation community and emergency operations is needed) having aboveground fuel storage facilities shall comply with the provisions of NFPA 30. Aggregate Limitations of Flammable and Combustible Liquids as per F116.3.1 shall not apply. The permit shall be reviewed for compliance by the local Fire Service Provider/Fire Department AHJ.

F-116.3.1.1 The provisions in this Section shall not supersede any zoning standard that might regulate or eliminate the use of aboveground storage tanks.

F-116.3.1.2 Aboveground Tanks containing flammable and combustible liquids shall be in approved fire resistive tank enclosure assemblies.

F-116.3.1.2.1 A fire resistive tank enclosure assembly storing flammable liquids shall consist of a tank bearing an Underwriters' label 142, 2085 or an equivalent testing criterion by an approved testing agency. A single tank or combination of tanks shall not exceed 12,000 gallons at one site.

F-116.3.1.3 The tank assembly shall be installed upon a minimum four-inch (4") slab, meeting requirements of the manufacturer's specifications. Each tank assembly shall be anchored to withstand uplifting by flooding or storm surges, including when the tank is empty.

F-116.3.1.4 Area around tank assembly shall be maintained free of combustible waste, debris and all types of storage. Any tank assembly exposed to vehicular traffic shall have collision barrier posts installed on all corners and sides so exposed and shall not be spaced more than four feet (4') apart, center to center. Fire Marshal/Fire Code Official, or their duly authorized representative, may require the installation of

collision barrier posts, even if the clearance guidelines can be achieved.

F-116.3.1.5 Dispensing devices are allowed to be installed on top of the tank enclosure assembly. Any such device dispensing Class 1 liquids shall have installed on the fill hose, a UL listed emergency breakaway device designed not to lose liquid from either side of the breakaway point. All product piping attached to the tank enclosure assembly shall be double walled, contain a shear valve or equivalent, and shall be installed by an authorized pollutant storage system specialty contractor. External piping leading away from the tank shall have a valve located within six inches (6") to the shell of the tank. Approved antisiphon devices shall be installed at each connection of piping to a tank when such piping extends below the level of the top of such tanks both internally and externally. All underground pipe work shall be uncovered until inspected by building and Fire Service Provider/Fire Departments, and other regulatory agencies.

Exception: Factory installed piping does not have to be installed by an authorized pollutant storage system specialty contractor.

F-116.3.1.6 Aboveground tank assemblies temporarily out-of-service for a period not exceeding ninety (90) days shall immediately have the fill, gauge openings and pump suction capped and secured against tampering. The vent lines shall be left open. Aboveground tank assemblies out-of-service for a period exceeding ninety (90) days, shall be removed. The property owner or agent shall notify the Fire Service Provider/Fire Department of any tanks out-of-service greater than 90 days.

F-116.4 Only Labeled and Listed Pumps Shall Be Used; Gravity Flow Pumps Are Prohibited. Fuel shall be drawn from aboveground storage tanks by pumps bearing the label of an Approved Testing Laboratory, such as Underwriters Laboratories, Inc. The use of pressure systems or gravity flow type pump systems is prohibited.

SECTION F-117 Dispensing Areas

F-117.1 Dispensing areas shall be provided with a vehicular driveway constructed of reinforced concrete. It shall be sloped to allow any accidental discharge from the dispensing of fluid to flow away from the dispenser or any building and shall be subject to the approval of the Fire Marshal/Fire Code Official, or their duly authorized representative. This driveway shall be a minimum of twelve feet (12') wide and twenty feet (20') long, minimum. In every case, this driveway shall be large enough that the fuel hose, when fully extended, does not reach the far edge of the driveway.

F-117.2 A fire extinguisher with a minimum classification 4A-60BC shall be provided and so located that it will be not more than one hundred feet (100') from any pump, dispenser, or fill-pipe opening.

SECTION F-118 Flammable Liquid Storage at Port Everglades and the Fort Lauderdale-Hollywood International Airport

F-118.1 Aboveground storage of flammable liquids shall be permitted at Port Everglades and the Fort Lauderdale-Hollywood International Airport ("Airport"). All tank locations at the Airport shall be approved by the Broward County Fire Marshal/Fire Code Official, or their duly authorized representative, prior to the issuance of a permit to erect or install a tank.

F-118.2 All flammable liquid storage tanks at Port Everglades shall be constructed, installed and maintained in accordance with the Port Everglades Tariff Number 12 amendments thereto and reissues thereof.

SECTION F-119 Liquefied Petroleum Gases

F-119.1 Scope. This Section shall apply to the storage, handling and transportation of liquefied petroleum gas and the installation of all equipment pertinent to systems for such uses in addition to the requirements stated in NFPA-58, Storage and Handling of Liquefied Petroleum Gases.

F-119.2 Definition. Distributing Plant: A facility, the primary purpose of which is the distribution of gas, and which receives LP-Gas in tank car, truck transport or truck lots, distributing this gas to the end user by portable container (packaged) delivery, by tank truck or through gas piping. Such plants have bulk storage (2,000 gallons water capacity or more) and usually have container filling and truck loading facilities on the premises. Bulk plants are considered as being in this category. Normally no person other than plant management or plant employees shall have access to these facilities. Additionally, definitions contained in NFPA 58 shall apply.

F-119.4 Location of Containers and Limits:

F-119.4.1 All new liquefied petroleum gas storage installation and handling shall be in accordance with NFPA-58, the laws of the State of Florida, and all applicable rules, regulations, and ordinances of the AHJs.

F-119.4.2 Within the limits established by law restricting the storage of liquefied petroleum gas for the protection of heavily populated or congested commercial areas, the aggregate capacity of any one installation shall not exceed 2,000 gallons water capacity, except that in particular installations this

capacity limit may be altered by the approval of the Fire AHJ after consideration of special features such as topographical conditions, nature of occupancy and proximity to buildings, capacity of proposed tanks, degree of private fire protection to be provided and facilities of the local Fire Department. The storage of liquefied petroleum gas shall conform to the provisions of the local zoning ordinance.

F-119.4.3 Where a distributing point is allowed, there shall be in attendance a qualified person to make the transfer of liquefied petroleum gas. This person shall have been trained by a licensed gas company and be in possession of documents certifying such training. The owner of the distributing point shall be licensed by Florida Department of Agriculture and Consumer Services – Visions of Consumer Services.

F-119.4.4 All plans for installations at distributing points shall be submitted to the AHJs for permits and approval. In addition, plans for locations at distributing points for fixed (stationary) installations of

- 1) 2,000 gallons individual water capacity, or
- 2) with the aggregate water capacity exceeding 4,000 gallons, or
- 3) Any installation, regardless of size, which will be used for resale to the public, shall be submitted to the Florida Department of Agriculture and Consumer Services – Visions of Consumer Services for approval and proper licensing, and be approved before the installation is started. Other safety precautions shall be adhered to as designated by the Fire Code Official/Fire Marshal, or their duly authorized representative.

F-119.4.5 An LP Gas storage tank shall not be installed on the same island used for gasoline or diesel fuel dispensing. A minimum distance of 25 feet shall be maintained between the LP gas storage tank and the flammable liquid dispensing devices.

F-119.4.6 A distributing plant, as defined in F-119.2 shall be prohibited unless approved by the Fire Code Official/Fire Marshal or their duly authorized representative, of the jurisdiction.

F-119.4.7 Multiple container installations with a total storage water capacity of more than 180,000 gallons (150,000 gallons LP-gas capacity) shall be subdivided into groups containing not more than 180,000 gallons in each group. Such groups shall be separated by a distance of not less than 50 feet, unless the tanks are:

- 1) Buried or mounted in an approved manner, or
- 2) Protected with approved insulation on such areas that may be subject to impingement of ignited gas from pipelines or other leakage, or
- 3) Protected by firewalls of approved construction, or

- 4) Protected by an approved system for application of water, or
- 5) Protected by other approved means, where one of these forms of protection is provided, the separation shall not be less than 25 feet between such container groups.

F-119.4.8 The storage and transportation of liquefied petroleum gas and the installation of all pertinent equipment shall be installed and maintained in accordance with NFPA-58, and subject to the approval of the Fire Chief, or their duly authorized representative; These orders shall apply to all persons and places within the jurisdiction except as herein provided.

F-119.5 Parking and Garaging: Vehicles containing cylinders of liquefied petroleum gases 20 lbs or greater in size are prohibited in public parking garages, this includes LP gas delivery vehicles. Vehicles that are powered by LP gas and meet NFPA 54 for fuel systems are permitted.

F-119.6 Prohibited Use of Liquefied Petroleum Gas:

F-119.6.1 Liquefied petroleum gas shall not be used for the purpose of operating any device or equipment unless such equipment or device is approved for use with a liquefied petroleum gas.

F-119.6.2 Liquefied petroleum gas shall not be released to the atmosphere except through an approved liquid level gauge or other approved device.

F-119.7 Dispensing and Overfilling.

F-119.7.1 The dispensing of liquefied petroleum gases shall be performed by a qualified attendant.

- a. It shall be illegal for any person, firm, corporation, association, club or organization to operate a self-service liquefied petroleum gas dispensing operation which is open to the public.

F-119.7.2 A person shall not fill or maintain a liquefied petroleum gas container with liquefied petroleum gas in excess of the fixed outage gauge installed by the manufacturer or the weight stamped on the tank.

F-119.8 Safety Devices.

F-119.8.1 A person shall not tamper with or make ineffective the safety devices of any liquefied petroleum gas container.

F-119.9 Abandonment of Liquefied Petroleum Gas Equipment:

F-119.9.1 At the discretion of the Authority Having Jurisdiction, whenever the use of liquefied petroleum gas equipment has been discontinued, it may be abandoned in an approved manner within a period of 30 days. However, after 90 days, F-119.9.4 applies.

F-119.9.2 The following procedures may be used when approved by the Fire Chief or their duly authorized representative.

F-119.9.2.1 Removal of all liquefied petroleum equipment.

F-119.9.2.2 Burn-off content of container.

F-119.9.3 All service openings shall be capped or plugged after contents have been removed from container.

F-119.9.4 All LP tanks, abandoned or out of service in excess of ninety (90) days, shall be removed and properly disposed of.

F-119.9.5 Combustible Gas Detection; In all facilities where combustible gases are piped to an appliance, a combustible gas detection system with an external notification device shall be installed in accordance with NFPA 72. The external notification device shall provide audio and visual notification and have a sign not less than 14" x 14" stating "combustible gas detected, call 911".

F-119.10 Hydrogen Fuel for Emergency Power Systems.

Hydrogen stationary fuel cell power systems shall be installed in accordance with NFPA 853 of the current edition. Storage shall be in compliance with NFPA 55 (Storage, Use and Handling of Compressed Gases Cryogenic Fluids in Portable or Stationary Containers, Cylinders and Tanks) for installation.

SECTION F-120

Fireworks and Sparkler/Novelty Items

F-120.1 General Requirements.

F-120.1.1 The manufacturing of fireworks, sparklers and pyrotechnic materials is prohibited.

F-120.1.2 The storage of fireworks and pyrotechnic materials is prohibited except as permitted in NFPA 1, Section 65.

F-120.1.3 Except as hereafter provided, it shall be unlawful for any person, firm, co-partnership or corporation to store, to offer for sale, expose to store, expose for sale, sell at retail, or use or explode any fireworks and/or pyrotechnic materials.

F-120.1.3.1 Consumer fireworks can be utilized as per FS 791 on specified holidays.

F-120.1.4 Approved sparklers per F. S. 791.013 and any wholesaler registered in accordance with Florida Statute 791.015 as of July 1, 1996, who has obtained all applicable governmental licenses and permits to operate from a permanent structure within Broward County as of July 1, 1996, are exempt from this subsection.

F-120.1.5 Wholesale exemption sales of fireworks pursuant to F.S.791.04 shall be prohibited at temporary or seasonal sales sites, and sales sites located in tents, canopies and stands.

F-120.1.6 Permit Requirements and Operator Qualifications.

F-120.1.6.1. Application for permit to operate a display of fireworks or use of pyrotechnics before a proximate audience shall be made in writing on forms provided by the Authority Having Jurisdiction to the Fire Chief, or their duly authorized representative, at least 15 days in advance of the date of the display. Except as specifically modified within this Code, outdoor display of fireworks shall be as specified in NFPA 1123. See Section F 120.2 for additional requirements for Outdoor Display of Fireworks on Private Residential Property. See Section F- 120.3 for additional requirements for Offshore and Barge Fireworks Displays. Except as specifically modified within provisions of the Fire Protection Provisions of this Code, the FFPC, and all Fire Codes, use of pyrotechnics before a proximate audience shall be as specified in NFPA 1126.

F-120.1.6.1.1 Before any permit for a pyrotechnic display shall be issued, the person or organization making application shall furnish proof of financial responsibility to satisfy claims for damages to property or personal injuries arising out of any act or omission on the part of such person or any agent or employee thereof, in such amount, character, and form as the Fire Chief, or his/her duly authorized representative, determines to be necessary for the protection of the public.

F-120.1.6.1.1.1 A copy of the certificate of insurance naming the permitting agency as additional insured is required.

F-120.1.6.1.1.2 Minimum required amount of certificates of insurance for permit issuance is as follows: \$1,000,000 for bodily injury, and \$50,000 for property damage, per occurrence.

F-120.1.6.2 Permit application shall be set forth and contain the following:

F-120.1.6.2.1 The name, address and telephone number of the organization sponsoring the display, the supplier of the fireworks, the operator (pyrotechnician) and all assistants.

F-120.1.6.2.2 Application shall be signed by the sponsoring organization representative, and the operator (pyrotechnician) and approved by Fire Chief or his/her designee.

F-120.1.6.2.3 References for the most recent three firework displays supervised and discharged by the designated operator shall be required for review by the AHJ. Said referenced displays shall be similar in size and complexity and will provide contact persons and telephone numbers.

F-120.1.6.2.4 The date and time of day at which the display is to be held and the duration time for said display. Permits shall not be issued for displays between the hours of 11:00 pm and 7:30 am.

F-120.1.6.2.4.1 Time restrictions stated above may not be applicable on January 1, July 4, and December 31, or any other date where specific permission to operate a display of fireworks is granted by the AHJ.

F-120.1.6.2.5 The exact location address for the display, event or production.

F-120.1.6.2.6 A copy of a location site plan with dimensions indicating the exact location planned for the display site and all grounds and facilities at which the event will be held. This plan shall include the location of all structures, audience viewing areas, roads, trees and utilities.

F-120.1.6.2.7 Operator and assistant qualifications shall comply with the provisions of NFPA 1123 and NFPA 1126.

F-120.1.6.2.7.1 The operator shall be responsible for ensuring that a sufficient number of assistants are available on site for the safe storage and conduct of the fireworks display.

F-120.1.6.2.7.2 Operators shall be at least 21 years of age and all assistants shall be at least 18 years of age. A copy of a valid driver's license or other valid picture I.D. acceptable to the AHJ shall be provided for all operators and assistants.

F-120.1.6.2.8 The type and number of fireworks to be discharged.

F-120.1.6.2.8.1 Aerial displays: Size and number of each type of burst (single, multiple, etc.)

F-120.1.6.2.8.1.1 All aerial shells, regardless of size, shall be fired using approved electrical ignition unless alternate method of ignition is approval by the AHJ.

F-120.1.6.2.8.1.2 All electrically fired displays shall provide a solid barrier located at least 100 feet from the mortar location

from which all operators (pyrotechnicians) shall control the display with the exception of displays on barges.

F-120.1.6.2.8.2 Fixed displays. Size, type and description of displays.

F-120.1.6.2.8.3 The manner and place of storage of fireworks prior to display. The date, time and travel route from the point the fireworks enter Broward County.

F-120.1.6.2.9 Standby Firewatch Requirements.

F-120.1.6.2.9.1 The Fire Chief, or his/her duly authorized representative, shall require one or more standby firewatch personnel employed by the Fire Service Provider/Fire Department, to be on-duty for each display or performance. When deemed necessary the Fire Chief, or their duly authorized representative, additional fire rescue apparatus may be required for the display or performance. The expense of such personnel services and apparatus shall be borne by the permit holder and shall be paid prior to issuance of the permit.

F-120.1.6.2.9.2 The standby firewatch personnel shall be on duty from the time of display set up, during the display, and until termination of the display and removal of all fireworks, debris, pyrotechnical materials and devices from the site.

F-120.1.6.2.9.3 In the case of indoor displays or performances, standby firewatch personnel shall be maintained until total restoration of normal function of the fire safety systems has been verified.

F-120.1.6.2.9.4 At a minimum, at least one of the assigned standby firewatch personnel shall be a BORA Certified Fire Inspector.

F-120.2 Additional Requirements for Outdoor Display of Fireworks on Private Residential Property:

F-120.2.1 Written approval from the property owners located adjacent the proposed display site property is required prior to approval of a permit for outdoor fireworks display.

F-120.2.2 The display site shall have at least a 100 foot per inch radius of internal mortar diameter of the largest shell to be fired.

F-120.2.3 Minimum distance separation shall be no less than 300 feet from the nearest dwelling, building, or structure. This includes canopies, chickee huts, or similar structures, bulk storage areas, public highways, railroads or other means of travel.

F-120.2.4 Not within 1,000 feet of a school, theater, church, hospital, nursing home, assisted living facility, livestock/animal storage site, or similar structures or institutions.

F-120.2.5 No less than 50-foot radius from the nearest aboveground utility, telephone or telegraph line, tree, or other overhead obstruction.

F-120.2.6 The audience shall be restricted behind an approved barrier, location no less than 200 feet from the outside of the required display site distance separations.

F-120.2.7 Reserved

F-120.3 Offshore and Barge Fireworks Displays.

F-120.3.1 Firework displays shall only be permitted on approved barges. Barge means a non-self-propelled vessel and shall meet the requirements of NFPA 1123 for construction and sizing requirements of the discharge site.

F-120.3.2 A valid copy of a current U.S. Coast Guard permit of operation shall be provided for each barge display, if required by the U.S. Coast Guard.

F-120.3.3 At least two chase boats shall be provided to maintain a clear separation distance of at least 1,000 feet radius around the barge from other vessels, structures and the beach. Chase boats shall also provide transportation of fire rescue personnel when required.

F-120.3.4 Two-way compatible communication shall be provided for use by fire rescue and law enforcement personnel, chase boats and barge crew.

F-120.3.5 Ladder access shall be provided to allow immediate access for inspection and emergency response.

F-120.3.5.1 Stabilization shall be provided to secure the barge and prevent rotation from wind, water current and firing angle.

F-120.3.5.2 Inspection of the barge by the Fire Service Provider/Fire Department shall occur at least one to two hours prior to the scheduled departure for sea.

F-120.4 Safety Precautions for Outdoor fireworks.

F-120.4.1 If in the opinion of the Fire Chief, or his/her duly authorized representative, any unsafe or hazardous condition exists, the fireworks display shall be postponed until such time as said conditions are corrected.

F-120.4.2 If high winds, precipitation or other adverse weather conditions prevail, such that in the opinion of the Fire Chief, or his/her duly authorized representative, a significant hazard exists, the fireworks display shall be postponed until weather conditions improve to an acceptable level to allow discharge.

F-120.4.2.1 No discharge of a fireworks display shall be permitted to take place when the wind velocity is 17 knots (20 mph) or greater.

F-120.4.3 Immediately upon delivery to the display site, all fireworks shall be properly secured and shall not be left unattended at any time. When deemed necessary, the Fire Chief, or their duly authorized representative, may require the operator or employ special security measures to ensure the proper security of the stored fireworks.

F-120.4.4 A minimum of two, two and one-half gallon pressurized water fire extinguishers shall be available in the discharge area. Additional extinguishers or equipment may be required if conditions warrant. In addition, adequate water supply for fire protection shall be available at the discharge site.

F-120.5 Requirements for the Sale, Display, Merchandising, Storage and Handling of Approved Sparklers and Novelty Items within buildings, Structures, Canopies and Outdoor Sites.

F-120.5.1 No person shall be in possession of a lighted cigarette, cigar, or pipe, or any open flame, within 50 feet of any sales, display, merchandising, storage, or handling area. Proper receptacles for disposal of smoking materials shall be provided at all entrances to such areas (i.e. water filled or sand filled buckets).

F-120.5.2 A minimum of two approved two and one-half gallon pressurized water fire extinguishers shall be available within the sales, display, and handling areas; additional fire extinguishers or fire protection equipment may be required by the authority having jurisdiction.

F-120.5.3 Precautions shall be taken to protect against fire or spread of fire in all sites located within fields or lots with ground cover such as brush, grass or other overgrowth of vegetation.

F-120.5.4 Durable and readily visible signs to read “Caution Sparklers—No Smoking” shall be posted on the exterior of each entrance way into and throughout all sparkler sales, storage, and handling areas within the interior of any building, structure, canopy, or outdoor site. These signs shall be readily visible in all directions.

F-120.5.5 The use, ignition or discharge of any approved sparklers or novelty items is prohibited within buildings or structures where sparklers or novelty items are offered for sale, displayed, or stored, and within 100 feet of any outdoor sales storage or handling sites.

F-120.5.6 Buildings or structures used in whole or in part for sales (retail or wholesale), display, merchandising, handling, or storage of sparklers and/or novelty items shall be fully protected throughout with an automatic sprinklers system in accordance with NFPA 13, the edition in 69A-60, Florida Administrative Code.

F-120.5.7 No storage of sparklers or novelty items shall be permitted in vehicles.

Exception: Transportation purposes only, to and from the site or at a permitted site, if approved by the authority having jurisdiction.

F-120.5.8 Sales, display and merchandising shall be conducted in an approved and safe manner in order to control handling by the general public.

F-120.5.9 Amounts of sparklers and related novelty items displayed within the sales area shall not exceed those amounts approved by the Fire Chief, or their duly authorized representative. Note: Where the primary business of the occupancy is not sale of sparklers, the sale areas of sparklers or novelty items shall not exceed two percent of the net floor space of the building or structure.

F-120.5.10 Storage of approved sparklers and novelty items shall comply with the following.

F-120.5.10.1 Sparklers shall not be stored or kept in any area

F-120.5.10.1.1 In which paints, oils, or varnishes are manufactured or kept for use or sale, unless the paints, oils or varnishes are in unbroken (sealed) containers.

F-120.5.10.1.2 In which resin, turpentine gasoline or flammable substances which may generate vapors are used, stored, or offered for sale unless the resin, turpentine, gasoline, or substance is in unbroken (sealed) containers.

F-120.5.10.1.3 In which there is not at least one 2A10BC fire extinguisher available in the area used for storage.

F-120.5.10.2 Storage of sparklers shall be in an approved manner, remote from the public, and separated from all other merchandise by at least one hour fire protection and an approved automatic sprinkler system.

Exception: Canopies and approved steel storage vaults or containers when used outdoors.

F-120.5.10.3 Approved storage facilities shall be labeled with an approved Explosion placard complying with the Department of Transportation (DOT) Standard.

F-120.5.11 Outdoor sites for sale, storage, and/or handling of approved sparklers shall comply with the following distance requirements: The minimum distance between a storage site and any building or structure shall be 50 feet.

F-120.6 Separation.

F-120.6.1 The minimum distance required between a site and any fuel storage/dispensing area or device shall be 50 feet.

F-120.6.2 Storage areas shall be separated from sales and handling areas by a minimum of 25 feet.

F-120.6.3 Any building or structure used as storage facilities for sparklers and novelty items in conjunction with outdoor sites shall comply with the one-hour protection separation and automatic sprinkler system requirements as required for storage areas within building and structures.

Exception: Canopies and approved steel storage vaults or containers.

F-120.6.4 When a canopy can be used in conjunction with an outdoor site operation, the following shall apply:

F-120.6.4.1 No sides of any kind are permitted on the canopy at any time. Provide copy of Building Permit for canopy.

F-120.6.4.2 The canopy shall comply with the flame-retardant requirement. Proper flame retardant certificate required.

F-120.6.4.3 Proper exit and exit access shall be maintained at all times within the interior of the canopy. No obstruction to egress from any portion of the canopy is permitted.

F-120.6.4.4 Provide and maintain a minimum of one 2A40BC dry chemical fire extinguisher, with properly updated service tag for each 2,500 sq. ft. of canopy area. Not less than one fire extinguisher for each canopy.

F-120.6.5 If the site is to operate after daylight hours, the site shall be properly illuminated. If electricity powered and/or electrical equipment is used, the following shall apply:

F-120.6.5.1 All electrical equipment and associated wiring shall comply with NFPA 70, the National Electrical Code, edition as adopted in 69A-60, Florida Administrative Code. Provide copy of permit for electrical service and equipment.

F-120.6.5.2 If fuel powered generator is to be used to supply power for the site, the following shall apply.

F-120.6.5.2.1 Generator shall be kept a minimum distance of twenty feet (20') from sales, storage, or handling area.

F-120.6.5.2.2 Precautions against fire or fire spread shall be taken when generator sites are located within fields or grassed lots.

F-120.6.5.2.3 Only an approved metal five-gallon safety container shall be used to store fuel for the generator. Fuel containers shall be properly stored with a maximum of ten gallons per site.

F-120.6.5.2.4 Approved fuel containers shall not be stored in sales, storage, handling areas or vehicles.

F-120.6.5.3 Durable sign to read "NO SMOKING" shall be posted at the generator site.

F-120.7 Pyrotechnics Before Proximate Audience

F-120.7 The requirements for the use of pyrotechnics before a proximate audience shall be in accordance with the standards as set forth in the FFPC. In addition, the following local amendments shall apply:

F-120.7.1 Application for permit to operate a display of pyrotechnics before a proximate audience shall be made in writing on forms provided by the Authority Having Jurisdiction to the Fire Chief, or their duly authorized representative, at least 15 days in advance of the date of the display.

F-120.7.2 The local Fire Marshal/Fire Code Official, or their duly authorized representative at their discretion, shall require standby fire watch personnel employed by the AHJ of the Fire Service Provider/Fire Department, to be on duty for each display or performance. When deemed necessary by the local Fire Marshal/Fire Code Official, or his/her duly authorized representative, additional fire and rescue apparatus may be required for the display or performance. Any and all expense(s) of standby personnel services and apparatus shall be borne by the permit holder.

F-120.7.2.1 Standby fire watch personnel shall be on duty from the time of display setup, during the display, and until termination of the display and removal of all pyrotechnic materials, debris, and devices from the site.

F-120.7.2.2 In the case of indoor displays or performances, standby fire watch personnel shall be maintained until total

restoration of normal functioning of the fire safety systems has been verified.

F-120.7.2.3 At a minimum, at least one of the assigned standby fire watch personnel shall be a BORA Certified Fire Inspector.

F-120.7.3 Any indoor use of pyrotechnics shall not be permitted in buildings or any portion thereof unless protected by an approved automatic sprinkler system.

F-120.7.3.1 Indoor use of pyrotechnics shall be prohibited in temporary structures such as tents, canopies,

F-120.8 Rooftop Pyrotechnics: In addition to the aforementioned code requirements, the following shall apply to rooftop pyrotechnic displays:

F-120.8.1 Only NFPA 1126 approved pyrotechnics shall be permitted for all rooftop displays.

F-120.8.1.1 If a rooftop display is being proposed, the pyrotechnician shall identify a debris fallout area on the submitted plan.

F-120.8.1.2 The pyrotechnician shall provide the local Fire Marshal/Fire Code Official, or their duly authorized representative with an approved, written notice from the FAA acknowledging receipt of the time frame of the display, the pyrotechnic material used, and approval from the FAA representative to proceed with the event.

F-120.8.1.3 Such an approved written notice shall be a part of the permit application submitted at least 15 working days prior to the event.

F-120.8.1.4 Failure to provide approved, written notice from the FAA to the local Fire Marshal/Fire Code Official, or their duly authorized representative, shall be cause for denial to display rooftop pyrotechnics.

F-120.8.1.5 At the discretion of the local Fire Marshal/Fire Code Official, or their duly authorized representative, the pyrotechnician may be required to post all, or part of the following:

F-120.8.1.5.1 Additional insurance policy in the amount of one million dollars indemnifying the local AHJ.

F-120.8.1.5.2 Post a refundable clean-up bond with the local AHJ holding the pyrotechnician responsible for post-event clean up from pyrotechnic debris fallout.

F-120.8.1.5.3 If the pyrotechnician is not directly responsible for post event cleanup of debris, the pyrotechnician shall furnish written proof from the party responsible for post event cleanup of pyrotechnic debris.

F-120.8.1.6 The pyrotechnician shall be held responsible for the cleanup of any NFPA 1126 pyrotechnic material fallout on any structure, vehicles, and/or part thereof in the fallout area unless otherwise advised in writing, to the fire code official, as to the contracted party responsible for such cleanup.

F-121 Automatic External Defibrillator (AED) and Bleeding Control Kit (BCK)

F-121.1.1 All new and existing buildings needing to comply with the following sections, shall be provided a maximum of eighteen (18) months from the date approved by the Broward County Board of Rules and Appeals to comply.

F-121.2 AED(S) and BCKs shall be installed in the following occupancies as defined in NFPA 101, Life Safety Code.

F-121.2.1 Assembly occupancy:

- a. Fitness centers, gymnasiums, and indoor recreational centers in excess of one thousand five hundred (1,500) square feet.
- b. Any assembly occupancy with a capacity of one hundred (100) or greater.
- c. Places of worship with a capacity of one hundred (100) or greater.
- d. F-121.2.1.1 Assemblies exceeding 30,000 square feet and multi-story assemblies shall require additional devices where the travel distance exceeds fire hundred (500) feet between AEDs

F-121.2.2 Business occupancy:

- a. Office buildings/business occupancies with a square footage greater than twenty thousand (20,000) square feet.
- b. All Dental offices in accordance with Florida Administrative Code 64B5-17.015.

F-121.2.3 Day Care occupancy:

- a. All adult day care facilities

F-121.2.4 Educational occupancy:

- a. All Charter and Private Schools.

F-121.2.5 Healthcare occupancy:

- a. Assisted living facilities as defined by section 429.021(5) Florida Statute as amended from time to time.

- b. Ambulatory surgical centers as defined by section 395.002 (3) Florida Statute as amended from time to time.
- c. Walk in medical care facilities.
- d. Hospitals providing emergency services, including freestanding facilities, shall be excluded.

F-121.2.6 Mercantile occupancy:

- a. Commercial and retail spaces with a square footage greater than thirty-five thousand (35,000) square feet.

F-121.2.6.1 Mercantile Class A and multistory occupancies shall require additional devices where the travel distance exceeds fire hundred (500) feet between BCK'S.

F-121.2.7 Residential occupancy:

- a. All hotels and motels.
- b. Multi-story residential buildings five (5) floors or more. Residential elevators supplying services to an independent dwelling unit only, shall be exempt from this requirement.

F-121.2.7.1 Multi-story residential occupancies listed above shall place an AED and BCK at every building entrance lobby no further than 15 feet from any elevator. The AHJ can modify the requirements of F-121.2.7 requirements based on the footprint of the residential building.

F-121.3 Installation and Operation.

F-121.3.1 The Authority Having Jurisdiction (AHJ) shall verify all AED devices and BCK'S for operation prior to being placed in service or available for use, and on an annual basis.

F-121.3.2 AED(S) devices and Bleeding Control Kit BCK(S) shall be:

- a. Conspicuously located in plain view of the primary public entrance or by the elevator lobby with unobstructed access.
- b. Readily accessible and immediately available when needed for on-site employees and the general public, including disabled persons.
- c. The AED(S) and BCK(S) shall be housed in a cabinet with a clear window in the door, an audible alarm signaling the opening of the door, permanently affixed to a wall, and whose top is no more than forty-eight (48) inches above the floor to prevent tampering, theft, or damage.
- d. The AED shall be located below a sign having a minimum area of seventy (70) square inches and containing the letters "AED" and the universally recognizable symbol, which should be placed no more than sixty (60) inches, on center, above the floor.

- e. The BCK~~_shall~~ be located below a BCK sticker. The ~~SBK~~ BCK_sticker may also be placed on the cabinet containing the BCK.
- f. If there is more than one entrance or exit in the building, or if the building is multiple stories, the business owner shall place a sign at each entrance, exit, or elevator indicating the location of the automated external defibrillator device.

F-121.3.3 AED devices shall contain adult pads and pediatric pads as required by the AHJ.

F-121.3.4 BCK(S) with the exception of large occupancy BCK(S), shall minimally contain:

- a. Two (2) commercially manufactured tourniquets; and
- b. Two sets of gloves; and
- c. One (1) scissor; and
- d. Two (2) 3-inch gauze rolls; and
- e. Two (2) gauze combine pads.

F-121.3.5 Places of occupancy that hold 500 or more persons, regardless of occupancy classification, shall have a large occupancy BCK, which minimally contain:

- a. Eight (8) commercially manufactured tourniquets; and
- b. Four (4) Sets of gloves; and
- c. Two (2) scissors; and
- d. Eight (8) 3-inch gauze rolls; and
- e. Eight (8) gauze combine pads.

F-121.3.6 The AED(S) devices and BCK(S) shall be used in accordance with the manufacturer's guidelines.

F-121.3.7 It shall be the responsibility of the owner/occupant to:

- a. Install the AED device and BCK;
- b. Provide all necessary training and appropriate use; and
- c. Maintain AED devices and BCK in accordance with manufacture recommended maintenance requirements and as required herein.

F-121.3.8 If an AED device or BCK is removed for repair, a replacement shall be provided by the owner/occupant or by the manufacturer.

F-121.3.9 *Requirements and procedures.* The following shall be the requirements and procedures for use, training, and data collection of the AED and BCK program:

F-121.3.9.1 The implementation of an AED and/or BCK shall occur only after a written notification is made to the Fire Chief or designee by the individual, entity, organization, or company acquiring an AED. The written notification must contain the

facility or business name, street address, specific location of the AED and/or BCK, the number employees at the facility or business, the total number of persons trained or to be trained in the use of the AED and BCK, and name of manufacturer and model number of each AED.

F-121.3.9.2 Prior to implementation of an AED or BCK, in any non-residential occupancy, the individual, organization or company will obtain and send to the AHJ, proof of standardized training for all intended users of the AED and BCK. The training shall consist of a class provided by a nationally recognized organization, or locally approved by the AHJ, including, but not limited to, the American Heart Association, the American Red Cross, and the National Safety Council, and shall follow a standardized curriculum. The standardized curriculum shall include, at a minimum:

- a. Signs and symptoms of sudden cardiac arrest.
- b. Cardiopulmonary resuscitation (CPR); and
- c. Proper use, maintenance, and inspection of AEDs.

F-121.3.9.3 The training for the BCK shall consist of a class provided by a nationally recognized organization or locally approved by the AHJ. The standardized curriculum shall include, at a minimum:

- a. Tourniquet application and use

F-121.3.9.4 The owner of the AED will ensure that the use of the AED follows the policies and procedures developed and authorized by the AHJ, and the provision of F.S. § 401.2915, as may be amended.

F-121.3.9.5 Recertification of users, maintenance, and inspection of the AED and BCK is the responsibility of the owner/occupant and shall be done on a periodic basis, as prescribed by the manufacturer and/or certifying agency. Recertification of users will consist of a class, which will review the techniques for using the AED and BCK and follow a standardized curriculum. Recertification training shall be provided as in section F-121.2 and F-121.3 above. Maintenance of the AED device and BCK shall be in accordance with the manufacturer's recommendations.

F-121.3.9.6 The AHJ may conduct a quality assurance review after the use of an AED or BCK that includes gathering clinical data and information from the person that used the AED or BCK and from the AED itself.

F-121.3.9.7 Any person who uses an AED is required to contact the AHJ by calling 9-1-1 immediately prior to, or immediately upon use of the AED (F.S. § 401.2915 (c)).

F-121.3.9.8 The owner and user of the AED or BCK will not withhold consent for a quality assurance review by the AHJ

after the use of an AED or to the retrieval of clinical data from the device itself.

F-121.3.9.9 The AHJ shall verify the presence of the AED device and/or BCK and may inspect any maintenance records and documentation of training to ensure compliance with the community AED and stop the bleed program.

F-121.3.9.10 The AHJ is not liable for any damages experienced by the AED and by the BCK, or any person or entity arising as a result of:

- a. Business's use or misuse of the equipment or supplies.
- b. Business's failure to provide services pertaining to the equipment supplies
- c. Any defects in the equipment or supplies.

Immunity from civil liability provisions. The provisions of F.S.768.1325, and specifically the immunity from civil liability for any harm resulting from the use or attempted use of an automated external defibrillator (AED) device as found in F.S. 768.1325(3) as may be amended from time to time are hereby adopted and incorporated into the ordinance.

F-122 Mobile and Temporary Cooking Operations

F-122.1 The following section shall be a minimum life safety requirement but can be modified if deemed necessary by the local AHJ.

F-122.1.1 Mobile or Temporary Cooking. Any cooking facility, apparatus or equipment, being operated on a one time or interim basis, or for less than 90 days in the same location, other than at a fixed location, building or structure which has been inspected and permitted under another section of this code, regulation or statute, inclusive of self-propelled trucks and vehicle, trailered units, push carts, equipment located under cover of awnings, canopies or pop-up tents, or other structures for which a building permit has not been issued.

F-122.1.2 All current licensing, semiannual / annual fire suppression system inspections reports and a cleaning report with related documents shall be placed in a binder and accessible to the AHJ at all times.

F-122.1.3 Prior to operating within Broward County, each Mobile Food Dispensing Vehicle shall be inspected and approved.

- a. Inspection and approval by the AHJ shall not relieve the mobile food vendor's owner of the responsibility of compliance with the design, construction, installation, alteration, repairs, equipment maintenance, process and relocation of the mobile food truck.

- b. Inspection and approval shall not hold the AHJ responsible for the enforcement of regulations of such other regulatory agencies unless specifically mandated to enforce those agencies regulations.

F-122.1.4 Cooking equipment that produces grease-laden vapors shall be protected by a fire-extinguishing system. Automatic fire-extinguishing systems shall comply with ANSI/UL300 or other equivalent standards and shall be installed in accordance with the terms of their listing, the manufacturer's instructions, and NFPA 17A.

F-122.2 Cleaning

F-122.2.1 The entire exhaust system, appliances, floor underneath and wall behind appliances, shall be inspected and cleaned for grease buildup by a properly trained, qualified, and certified person(s) acceptable to the AHJ and in accordance with Table 11.4 in NFPA 96 and in accordance with

F-122.3 Fire Extinguishers

F-122.7.1 There shall be a quarter-turn valve installed within the LP- gas piping for emergency shut-off use, shall be installed on the exterior of the vehicle and readily assessable.

F-122.7.2 A "PROPANE EMERGENCY SHUT-OFF" sign and a "NO SMOKING" sign shall be installed directly next to or above the gas cylinder and shall be a highly visible, permanent weatherproof sign with a minimum of 2" lettering.

F-122.7.3 Cylinders shall be retested every 5-12 years in accordance with the manufacturer's recommendations and 49 CFR 180.205.

- a. No letter after the requalification date means the cylinder must be retested within 12 years.
- b. An "S" after the requalification date means the cylinder must be retested within 7 years.
- c. An "E" after the requalification date means the cylinder must be retested within 5 years.

F-122.8 Leak Detection

F-122.8.1 A test gauge shall be installed at or before the regulator for means of leak detection. Pressure shall be observed for a minimum of 3 minutes with no drop in pressure. Propane tanks, hoses and fittings shall be free of leaks. Documentation that the system is free of leaks shall be kept in a binder and readily assessable for the AHJ upon request.

F-123 Permanently Installed Cooking Exhaust Systems

F-123.1 Cooking Exhaust Systems: Cleaning of Cooking Exhaust Systems shall be in compliance with NFPA 96 and the following.

F-123.2 Cooking ventilation systems shall be inspected for grease buildup by a person meeting the training requirements as set forth by International Kitchen Exhaust Cleaning Association (IKECA) or other nationally recognized exhaust system cleaning association acceptable to the AHJ in accordance with NFPA 96, Section 11.6.1.

F-123.3 Certification of training shall be submitted to the Local AHJ prior to cleaning operations taking place.

F-123.4 The completed inspection or cleaning report as found in NFPA 96, 11.6.14 shall be provided to the owner and a copy along with photos taken prior to cleaning and after cleaning shall be submitted to the local AHJ.

F-124 Uniform Generator Code

F-124.1 Scope The purpose of this document is to provide uniform procedures for the AHJs' in Broward County as it pertains to secondary power sources. Any occupancy as defined by the provisions of the Florida Fire Prevention Code (FFPC) as requiring emergency or legally required standby power, as per Florida State Statute or the Florida Administrative Code, shall comply with the provisions of this code.

F-124.2 Referenced Publications:

NFPA 1, *Fire Code*
NFPA 30, *Flammable and Combustible Liquids Code*
NFPA 37, *Standard for the Installation of and Use of Stationary Combustion Engines and Gas Turbines*
NFPA 54, *National Fuel Gas Code*
NFPA 58, *Liquefied Petroleum Gas Code*
NFPA 70, *National Electrical Code*
NFPA 72, *National Fire Alarm and Signaling Code*
NFPA 110, *Standard for Emergency and Standby Power Systems*
NFPA 111, *Standard on Stored Electrical Energy Emergency and Standby Power Systems*
NFPA 720, *Standard for the Installation of Carbon Monoxide (CO) Detection and Warning Equipment*
Florida Administrative Code 58A-5.036 for Assisted Living Facilities
Florida Administrative Code 59A-4.1265 for Nursing Homes
Florida Building Code

F-124.3 General:

F-124.3.1 Existing approved, non-conforming installations shall be deemed compliant with this code unless the AHJ determines that nonconformity presents a distinct hazard to life.

F-124.3.2 All facilities shall store a minimum of seventy-two (72) hours of fuel onsite and be able to show proof (such as a fuel service contract) of a reliable method to obtain the additional twenty-four (24) hours of fuel within forty-eight (48) hours of a declared State of Emergency. Piped natural gas is an allowable fuel source.

F-124.3.3 If local ordinances or other regulations limit the amount of onsite fuel storage at the location of the facility, then the owner/operator shall develop a plan that includes maximum onsite fuel storage allowable by the ordinance or regulation and a reliable method to obtain the maximum additional fuel at least 24 hours prior to the depletion of the onsite fuel.

F-124.3.4 Storage of any fuels shall be compliant with the applicable National Fire Protection Association's (NFPA) codes and standards.

F-124.3.5 Other fuel sources shall be permitted in conformance with the NFPA 54 and 58 as currently adopted.

F-124.4 Minimum Permit Submittal Requirements:

F-124.4.1 The following is a list of the minimum required information that shall be submitted to the AHJ for review:

- a. Plans shall be submitted for permitting, with details and manufacturer specifications that demonstrate compliance with all applicable NFPA codes and standards. The submittal shall be made by a qualified and licensed contractor.
- b. All generators shall be NFPA 110 compliant.
- c. Plans shall clearly identify the class, type, and level of the generator.
- d. A site plan shall be provided indicating the location of the emergency generator in relation to the building openings as well as adjacent building openings, exit discharges, the fuel source type, and the automatic transfer switch.
- e. The location of the manual emergency shut off shall be clearly identified on the plans. The emergency shut off shall be readily accessible at all times, identified with permanent weatherproof signage, shall be readily visible to emergency responders, and the location shall be approved by the AHJ.
- f. Plans shall demonstrate that the fuel supply can accommodate the specific EPS class and time duration identified on the plans.
- g. Physical protection of the fuel source and generator when located in areas subject to vehicular traffic shall be clearly identified.
- h. A remote generator annunciator shall be installed at a continuously attended location and indicated on the plans, approved by the AHJ.

- i. A signed generator maintenance contract shall be submitted, maintained, and made available to the AHJ upon request.
- j. Carbon monoxide protection shall be installed in accordance with NFPA 720. The location(s) of Carbon Monoxide Alarms shall be indicated on the plans.

F-124.5 Inspection and Testing

- a. Emergency Power Supply Systems' (EPSS), including all appurtenant components, shall be inspected weekly and exercised under load at least monthly.
- b. The facility owner shall ensure that the EPSS is properly maintained and serviced not less than annually by a qualified person or contractor in accordance with the manufacturer's specifications.

F-124.6 Records Retention

- a. Each facility shall provide a binder which contains a log of weekly inspections and monthly load exercise. The owner or their agent is responsible for the proper recording of this information.
- b. The binder shall also include a copy of the annual service agreement as well as the most current annual service report.
- c. This binder shall be made readily accessible to the AHJ upon request.

Section 2



Broward County Board of Rules and Appeals

1 N. University Drive Suite, 3500B, Plantation, FL 33324
Phone: 954-765-4500 | Fax: 954-765-4504
broward.org/CodeAppeals

TO: Members of the Board of Rules and Appeals

FROM: Chief Energy Code Compliance Officer

DATE: August 10, 2023

RE: Proposed BORA Commercial Energy Guidelines (Performance Option) for the 7th Edition (2020) of the Florida Building Code

Recommendation

That BORA adopts by vote the BORA Commercial Energy Guidelines (Performance Option) of the 7th Edition (2020) Florida Building Code, Energy Conservation.

These proposed BORA Residential Energy Guidelines (Performance Option) have been reviewed and supported by the Energy Conservation Committee. The Committee voted unanimously for the implementation of these guidelines.

Reasons

These guidelines will be a helpful tool for building officials to adopt as part of their plan review and inspection processes as an aid to assign duties and assure compliance. The Florida Building Code Energy Conservation administrative chapters do not designate which discipline-specific code official will review energy compliance reports and building plans and inspect specific items in the Energy Conservation Code.

Additional Information

Please see the attached BORA Commercial Energy Guidelines (Performance Option).

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read "Timothy S. de Carion".

Timothy de Carion



Board of Rules and Appeals

Commercial Energy Guidelines

C401.2 (3): FBCEC Total Building Performance Compliance Option

Compliance with Sections C402.5, C403.2, C404, C405.2, C405.5, C407, and C408

Energy Conservation Seventh Edition (2020)

Effective _____

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Overview

To obtain uniform energy code enforcement in commercial buildings in Broward County, the Energy Conservation Committee has developed guidelines to aid jurisdictions in determining which discipline-specific plans examiner and inspector enforce certain sections of the Florida Building Code, Seventh Edition (2020) Energy Conservation. The following code sections regarding enforcement duties are as stated:

R103.3 & C103.3 Examination of documents.

The code official (plans examiner) shall examine or cause to be examined the accompanying construction documents and shall ascertain whether the construction indicated and described is in accordance with the requirements of this code and other pertinent laws or ordinances.

R103.3.1 & C103.3.1 Approval of construction documents.

When the code official (chief inspector or plans examiner) issues a permit where construction documents are required, the construction documents shall be endorsed in writing and stamped, "reviewed for code compliance."

R104.1 & C104.1 General

Construction or work for which a permit is required shall be subject to inspection by the code official (inspector) or their designated agent, and such construction or work shall remain accessible and exposed for inspection purposes until approved.

The Basis for the Guidelines:

The Florida Building Code, Seventh Edition (2020) Energy Conservation for new and existing buildings has designated that the code official (building official) is responsible for both the construction document and construction inspection approval.

Unfortunately, the Florida Building Code Energy Conservation administrative chapters do not designate which discipline-specific plans examiner and inspector will review compliance documents and building plans and which inspector will enforce specific items for code compliance found in the Energy Conservation Code. Subsequently, uniformity needs to be improved in enforcing the energy code, which created confusion among code officials over which specific disciplines will enforce certain code provisions.

The building official or code official for energy code purposes shall be defined as the officer or other designated authority having jurisdiction charged with the administration and enforcement of this standard or a duly authorized representative. Broward County is unique in that we have individual certified plan review and inspection personnel for each discipline and that a multi-discipline code official is not the norm.

This guide can be used as a tool for the Building Official to determine which discipline-specific code official will review and inspect specific sections of the Energy Code for code compliance to address those issues. This guide shall not prevent any certified code official (plans examiner or inspector) from issuing a correction notice for any Energy Code deficiency found in another discipline if they notify the Chief Inspector of that discipline of the correction notice.

These guidelines are minimum checklists. The local AHJ may have additional checklist items.

Building Code Administrators Checklist
Performance Pathway Only

Plan Review	Code Section
Scope and Administrative	Chapter 1
<input type="checkbox"/> 1. The building official or designated agent shall verify that the Building Envelope, HVAC, Service Water Heating, Power, Lighting, and Other Equipment shown on the plans have been reviewed for energy code compliance and match the energy compliance report. The building official or their designated agent shall sign the code compliance report stating that the plans have been reviewed for all disciplines and will be inspected according to the Florida Building Code Energy Conservation. (The building department may use Appendix A as a compliance tool.)	C103.3 C103.3.1 CH-1 107.3 C101.5.1 FS 553.908
Certificate of Occupancy	
<input type="checkbox"/> 1. Buildings that require commissioning according to Section C408.2 shall not be considered acceptable for final inspection pursuant to Section C104.2.6 until the code official has received a letter of transmittal from the building owner acknowledging that the building owner or owner's authorized agent has received the Preliminary Commissioning Report. The building official may require a review of the Preliminary Commissioning Report before the final inspection to identify deficiencies found during testing that violate the code. (Appendix E may be used as a cover page to ensure a complete Preliminary Commissioning Report.)	C408.2.4 C408.2.4.1 C408.2.4.2 CH-1 110.3.7.2

Administrative Checklist
All Disciplines

Plan Review	Code Section
Scope and Administrative	Chapter 1
<input type="checkbox"/> 1. New commercial buildings shall comply with the Florida Building Code 7th Edition (2020) Energy Conservation. Additions to buildings shall be considered new construction.	C101.2 C502
<input type="checkbox"/> 2. Existing buildings shall be classified as exempt, except those defined as renovated buildings in which the total work exceeds 30% of the value of the structure. Buildings with a change of occupancy type or unconditioned buildings to which comfort cooling is added are not exempt. Buildings specified in Sections C101.4.2.1 thru C101.4.2.4 are exempt.	C101.4.2
<input type="checkbox"/> 3. An existing building or portion thereof shall not be altered to become less energy efficient.	EBC701.2
<input type="checkbox"/> 4. The complete energy compliance report shall be provided. Forms generated from computer software approved by the Florida Building Commission shall show <i>Pass</i> for all calculated disciplines.	C101.5.1
<input type="checkbox"/> 5. The design professional responsible for the design of the building lighting, electrical, mechanical, plumbing systems, and the building shell shall certify compliance with the code by signing the energy code compliance form. Note: The signature date shall be dated after the plan date to ensure compliance with current plans.	C103.1.1.1.2
<input type="checkbox"/> 6. The building official shall have the authority to approve a permit for part of the energy conservation system (such as a shell permit). Adequate information and detailed statements listing all code requirements must be submitted with this permit. The permit holder shall proceed at their own risk without assurance that the permit to complete will be granted. Note: All spaces inside a shell building shall be considered conditioned spaces at the time of construction, regardless of whether the a/c equipment is installed unless approved by the building official.	C103.3.3
<input type="checkbox"/> 7. Changes to specified equipment made during the construction process that does not match the plans and energy compliance report shall be resubmitted and approved as amended.	C103.4
Commissioning	C408
<input type="checkbox"/> 8. Plans shall indicate provisions for commissioning and completion requirements when required, according to Section C408.2.	C408
<input type="checkbox"/> 9. Construction documents shall have a note on the plans that the building owner or owners authorized agent shall receive within 90 days of the day of receipt of the certificate of occupancy of the following items: <input type="checkbox"/> Equipment drawings <input type="checkbox"/> Maintenance manuals <input type="checkbox"/> Testing report	C408.2.5 C408.2.5.3 C408.2.5.4 C408.3.2
<input type="checkbox"/> 10. The building shall not be occupied until documentation and verification of the installation and proper operation of all controls when commissioning is required. A letter signed by the owner or owner's representative acknowledging receipt of the Preliminary Commissioning report is required. (Appendix E cover page checklist may be used.)	C408 C104.2.6
<input type="checkbox"/> 11. The building official is authorized to accept inspection reports in whole or in part from either individual as defined in Section 553.993(5) or (7) of the Florida Statutes (energy auditor or energy rater) or third-party inspection agencies not affiliated with the building design or construction for energy code compliance.	C104.4
<input type="checkbox"/> 12. The code official shall be permitted to require a copy of the preliminary commissioning report to be reviewed by a building official. The itemization of deficiencies found during testing shall be included in the report, and corrective measures used or proposed. (Appendix E cover page checklist may be used.)	C408.2.4 C408.2.4.2

BORA Structural Checklist
Performance Pathway Only

Plan Review	Code Section
Scope and Administrative	Chapter 1
<input type="checkbox"/> 1. The administrative checklist on page #5 has been completed.	
<input type="checkbox"/> 2. The plans shall show in detail all the pertinent energy data and features of the building, including but not limited to the following: <input type="checkbox"/> Insulation materials and their R-values. (S-1) <input type="checkbox"/> Fenestration U-factor, solar heat gain coefficient (SHGC), and visible transmittance (VT) shall be shown. [Appendix B may be used for compliance. (S-2)] <input type="checkbox"/> Air leakage sealing details.	C103.2
General Requirements	Chapter 3
<input type="checkbox"/> 3. The U-factor, SHGC, VT, and air leakage rate for all manufactured fenestration products shall be determined by an accredited, independent laboratory and certified and labeled by the manufacturer or given default values in the tables. [See Appendix C (S-2) .]	C303.1.3
Building Thermal Envelope	C402
<input type="checkbox"/> 4. Roof insulation (as part of the envelope) shall not be on a suspended ceiling with removable ceiling panels. (Insulation installed for sound and not part of the thermal envelope is allowed.)	C402.2
<input type="checkbox"/> 5. The entire building thermal envelope shall be designed and constructed with a continuous air barrier and identified on the construction documents.	C103.2.1 C402.5.1
<input type="checkbox"/> 6. Weather seals shall be installed on all loading dock/cargo doors to separate conditioned and unconditioned spaces. See Table C402.5.2	C402.5.4 C402.5.6
<input type="checkbox"/> 7. Where unsealed or vented cavities occur over conditioned spaces, the ceiling shall be considered the pressure envelope of the building. Ceilings with drywall may be an air barrier but dropped acoustical tile ceilings may not. See the air barrier definition in C202.	C402.5.9
Total Building Performance	C407
<input type="checkbox"/> 8. The roof or ceiling that functions as the thermal envelope shall be insulated to at least R-10. Multifamily residential roofs/ceilings shall be insulated to a minimum R-19, space permitting.	C407.2.1
<input type="checkbox"/> 9. The code official (plans examiner) shall be permitted to require thermal zone diagrams consisting of floor plans showing each zone.	C407.4.2 (1)
<input type="checkbox"/> 10. The input data report from the approved software shall be generated simultaneously with the compliance report to verify each entry into the software.	C407.4.2 (2)
<input type="checkbox"/> 11. Building types and thermal blocks shall be accurately identified on the compliance report. Penetrations in the thermal envelope shall be sealed in an approved manner.	C407.5.2
Structural Rough Inspection	C104.2.2
<input type="checkbox"/> 12. A label shall be affixed to the window showing the tested U-Value, SHGC, and VT. Products lacking such a label shall be given the default values in Table C303.1.3. Installed vertical fenestration values shall be consistent with the specifications submitted with the plans. (S-1)	C303.1.3
<input type="checkbox"/> 13. Insulation shall be installed to the manufacturer's recommendations in a manner as to achieve the rated R-value. Insulation shall be labeled with R-value or a certificate providing R-value.	C303.2
<input type="checkbox"/> 14. The entire building's thermal envelope shall be constructed with a continuous air barrier. Penetrations in the thermal envelope shall be sealed in an approved manner.	C402.5.1
Structural Final Inspection	C104.2.6
<input type="checkbox"/> 15. The building envelope components and assemblies shall be inspected for air leakage or the thermal envelope shall be tested at a pressure differential of 0.3" WG (75Pa) at an air leakage rate of not greater than 0.40 cfm/ft2.	C402.5

BORA Mechanical Checklist
Performance Pathway Only

Plan Review	Code Section
Scope and Administrative	Chapter 1
<input type="checkbox"/> 1. The administrative checklist on page #5 has been completed.	
<input type="checkbox"/> 2. The plans shall detail all the pertinent energy data and features of the mechanical systems and equipment. Details shall include but not be limited to: <input type="checkbox"/> Mechanical system design criteria <input type="checkbox"/> Equipment and system controls <input type="checkbox"/> Mechanical system and equipment types, sizes, and efficiencies <input type="checkbox"/> Economizer description <input type="checkbox"/> Fan motor horsepower (hp) and controls <input type="checkbox"/> Duct sealing, duct and pipe insulation, and location	C103.2
Building Mechanical Systems	C403
<input type="checkbox"/> 3. Design heating and cooling loads shall be in accordance with ANSI/ASHRAE/ACCA Std. 183 or ACCA Manual N or an approved equivalent shall be attached to the compliance form. A signed and sealed summary sheet designed by a licensed engineer may be submitted in lieu of the complete calculation but must show the required information.	C403.2.1
<input type="checkbox"/> 4. The output capacity of the cooling and heating equipment shall not be greater than the loads calculated. The equipment selected shall be as small as possible within available equipment options. Stand-by (backup) equipment and duplicate sequenced load systems are exempt from this section.	C403.2.2
<input type="checkbox"/> 5. HVAC equipment shall meet the minimum efficiency requirements and be verified through certification by an approved program or equivalent. (AHRI or Manufacturer)	C403.2.3
<input type="checkbox"/> 6. Cooling towers shall meet the minimum performance requirements in tables.	C403.2.3
<input type="checkbox"/> 7. Specific HVAC system controls shall be provided for temperature, setpoint overlap, off-hour controls, shutoff dampers, fan control, economizers, and VAV systems.	C403.2.4
<input type="checkbox"/> 8. AMCA-500D tested, labeled, and approved motorized or gravity shutoff dampers shall be provided on outdoor air intakes and exhaust openings.	C403.2.4.3
<input type="checkbox"/> 9. Group R-1 (Hotels) having over 50 guest rooms shall have controls (such as a card key system) to control temperature and ventilation in unoccupied rooms.	C403.2.4.8
<input type="checkbox"/> 10. Demand control ventilation (DCV) (such as Carbon Dioxide monitors) is required in spaces over 500 sq. ft. and an average occupancy of 25 or greater per 1000 sq. ft. of floor area. See system requirements and exceptions.	C403.2.6.1
<input type="checkbox"/> 11. Enclosed automobile parking garages shall have detection controls (such as carbon monoxide detectors) to reduce ventilation to at least 50% capacity or intermittently operate fans for 20% of the occupied time. Detection controls and alarms shall override reductions. Exhaust systems under 25,500 cfm and power ratios exceeding 1125 cfm/hp are exempt.	C403.2.6.2
<input type="checkbox"/> 12. Where the total exhaust of all kitchen hoods is greater than 5,000 cfm, each hood shall be a factory-built commercial exhaust hood listed in accordance with UL 710. One make-up air requirement option (like DCV) shall be selected. (<i>See exceptions</i>)	C403.2.8
<input type="checkbox"/> 13. Duct insulation shall meet the minimum R-Value.	C403.2.9.1
<input type="checkbox"/> 14. Space shall be provided adjacent to all mechanical components that form the air distribution system, including air handling units. (a minimum of (4) four inches is sufficient).	C403.2.9.3.3
<input type="checkbox"/> 15. Cavities of a building shall not be used as a return air plenum unless the roof deck is insulated to a minimum of R-19. Roof insulation values shall be verified by the designer.	C403.2.9.4
<input type="checkbox"/> 16. Ductwork shall be sized and designed with engineering standards. Sizing shall be room by room based on loads, static pressure, length, and friction loss. ACCA Manual-D or Equiv.	C403.2.9.5

BORA Mechanical Checklist (continued)

Performance Pathway Only

<input type="checkbox"/> 17. Air-Handling units shall not be allowed in attics as defined in commercial buildings. Air handlers must be located within the thermal envelope of the building and cannot be located immediately below an uninsulated roof. (M-1)	C403.2.9.6
<input type="checkbox"/> 18. Heating and cooling piping shall be insulated with values listed in Table C403.2.10 except where listed in this code section.	C403.2.10
<input type="checkbox"/> 19. Refrigeration systems shall meet the minimum performance requirements.	C403.2.14
Total Building Performance	C407
<input type="checkbox"/> 20. The input data report from the approved software shall be generated simultaneously with the compliance report to verify each entry into the software and match the plan.	C407.4.2 (2)
System Commissioning	C408
<input type="checkbox"/> 21. Construction documents shall indicate provisions for commissioning and completion when the total cooling equipment capacity exceeds 480,000 Btu/h (40 tons). The HVAC units for dwelling units or sleeping units are to be excluded from the total Btu/h.	C408.2
<input type="checkbox"/> 22. Construction documents shall require a written test and balance report to be provided to the owner or his representative for conditioned buildings with a total area exceeding 5,000 sq. ft. Buildings with cooling systems of 65,000 Btu/h or less per system are exempt from these requirements. <i>(See building definition)</i> (M-2)	C408.2.2
<input type="checkbox"/> 23. Total building envelope pressurization shall be either neutral or positive to prevent excess infiltration of latent load. The kitchen hood exhaust shall be sized to prevent excessive depressurization. An air balance schedule totaling all airflow is needed to show compliance.	C408.2.2.1
Mechanical Rough Inspection	C104.2.4
<input type="checkbox"/> 24. Duct and piping insulation shall be installed according to the manufacturer's instructions.	C303.2
<input type="checkbox"/> 25. Duct insulation shall meet the minimum R-Value specified. <i>(See exceptions)</i> .	C403.2.9.1.1
<input type="checkbox"/> 26. Duct insulation shall be protected from damage and be sealed. Additional insulation shall be provided when the minimum insulation is insufficient to prevent condensation. (M-3)	C403.2.9.1.2
<input type="checkbox"/> 27. High-pressure duct systems designed to operate at pressures greater than 3-inch water gauge (4-inch water gauge pressure class) shall be tested for leakage per Table C403.2.9.2	C403.2.9.2
<input type="checkbox"/> 28. All ducts and building cavities in the air distribution system shall be sealed.	C403.2.9.3
<input type="checkbox"/> 29. All air distribution system components shall be mechanically fastened to secure the sections in addition to a seal. A clinching strap used on flex duct systems is not a sealing method.	C403.2.9.3.1 C403.2.9.3.6
<input type="checkbox"/> 30. Terminal fittings (such as boot cans) and intermediate fittings shall be sealed with an approved closure system to provide an air barrier. Closure systems shall use the manufacturer's instructions or industry installation standards where more restrictive.	C403.2.9.3 C403.2.9.3.2 C403.2.9.3.4
<input type="checkbox"/> 31. Air distribution systems and hydronic systems shall have means to balance air and water systems to NEBB, AABC, or equivalent standards. Buildings with cooling systems of 65,000 Btu/h or less per system are exempt. <i>(See building definition)</i> (M-2)	C408.2.2.1 C408.2.2.2
Mechanical Final Inspection	C104.2.4
<input type="checkbox"/> 32. Equipment model numbers and efficiency ratings of HVAC equipment shall be verified thru certification under an approved certification program. (AHRI) or equivalent	C403.2.3
<input type="checkbox"/> 33. Motorized or gravity shutoff dampers shall be installed on outdoor air intakes and exhaust openings. Dampers shall close when the system or space is not in use. (M-4)	C403.2.4.3

BORA Mechanical Checklist (continued)

Performance Pathway Only

<input type="checkbox"/> 34. Mechanical closets/equipment rooms shall be sealed. All penetrations shall be sealed with an approved closure system. Wall and ceiling passageways shall be framed and sealed.	C403.2.9.2
<input type="checkbox"/> 35. Insulation exposed to weather shall be protected from damage by sunlight, moisture maintenance, and wind. Adhesive tape shall not be used on pipe insulation.	C403.2.9.1.2 C403.2.10.1
<input type="checkbox"/> 36. Refrigeration systems, commercial refrigerators/freezers, and walk-in coolers/freezers shall meet the performance requirements in Tables C403.2.14.1(1) thru C403.2.12.2(3).	C403.2.14
System Commissioning	C408
<input type="checkbox"/> 37. Systems serving zones exceeding 5000 sq. ft. shall have the air distribution system tested, adjusted, and balanced by a licensed engineer, company, or individual holding a current certification from a recognized testing and balancing agency. Buildings with cooling systems of 15 tons or less per system may be tested and balanced by the mechanical contractor.	C408.2.2
<input type="checkbox"/> 38. Air distribution systems shall be tested, adjusted, and balanced to be within 10% or less as specified by the designer of record per NEBB, AABC, or equivalent procedures.	C408.2.2.1
<input type="checkbox"/> 39. Hydronic systems shall have the means to balance and shall be balanced for pumps (>5 hp).	C408.2.2.2
<input type="checkbox"/> 40. Access to air-balancing dampers and hydronic balancing valves shall be provided.	M306.1

BORA Electrical Checklist
Performance Pathway Only

Plan Review	Code Section
Scope and Administration	Chapter 1
<input type="checkbox"/> 1. The administrative checklist on page #5 has been completed.	
<input type="checkbox"/> 2. The plans shall detail all the pertinent energy data and features of the electrical systems and equipment. Details shall include but not be limited to: <input type="checkbox"/> Lighting fixture schedule with wattage <input type="checkbox"/> Control Narrative <input type="checkbox"/> Location of daylight zones on floor plans	C103.2
Building Envelope Requirements	C402
Air Leakage	C402.5
<input type="checkbox"/> 3. Air barriers shall be maintained and sealed for all light fixtures and other electrical equipment, junction boxes, conduits, cables, etc. when they penetrate the thermal envelope.	C402.5.1.1(4)
<input type="checkbox"/> 4. Recessed lighting installed in the thermal envelope shall be: <input type="checkbox"/> IC Rated <input type="checkbox"/> Labeled<2.0 CFM leakage <input type="checkbox"/> Sealed with a gasket or caulk per manufacturer	C402.5.8
Electrical Power and Lighting Systems	C405
<input type="checkbox"/> 5. Lighting for dwelling units in multifamily buildings shall comply with residential Section R404.1. (Percentage and efficacy requirements)	C405.1
Lighting Controls	
<input type="checkbox"/> 6. The lighting control narrative shall be shown on the plans. The design professional, not the plan reviewer, shall declare one of the two compliance options of lighting control specified in Section C405.2(1) or C405.2(2).	C405.2
<input type="checkbox"/> 7. The light fixtures shall be compatible with the control devices.	C303.2
Occupant Sensor Controls	
<input type="checkbox"/> 8. The floor plans shall show the location of each occupancy sensor in the following areas: <input type="checkbox"/> Conf./Mtg. <input type="checkbox"/> Copy/Print <input type="checkbox"/> Lounges/Break <input type="checkbox"/> Enclosed offices <input type="checkbox"/> Open-plan offices <input type="checkbox"/> Restrooms <input type="checkbox"/> Storage <input type="checkbox"/> Locker <input type="checkbox"/> Enclosed spaces <300 sq. ft. <input type="checkbox"/> Warehouse storage	C405.2.1
<input type="checkbox"/> 9. Warehouses shall have occupant sensors in each aisleway and separately in open areas.	C405.2.1.2
<input type="checkbox"/> 10. Open-plan office areas greater than 300 sq. ft. shall have separate control zones not greater than 600 sq. ft.	C405.2.1.3
Time Switch Controls	
<input type="checkbox"/> 11. Each area not provided with occupancy sensor controls mentioned in C405.2.1 shall have a time switch and manual controls.	C405.2.2
Light Reduction Controls	
<input type="checkbox"/> 12. Manual light reduction controls are required in spaces without occupancy sensors and controlled by time switch controls as specified in accordance with C405.2.2.1 thru C405.2.2.2. (See exceptions)	C405.2.2.1 C405.2.2.2
Daylight Responsive Controls	
<input type="checkbox"/> 13. Daylight responsive controls shall be provided to control electric lighting within shown daylight zones when required by C405.2.3.	C405.2.3

BORA Electrical Checklist (continued)
Performance Pathway Only

Special Application Controls	
<input type="checkbox"/> 14. Specific application lighting shall have an occupancy sensor or time switch controls for: <input type="checkbox"/> Display/Accent <input type="checkbox"/> Display Cases <input type="checkbox"/> Task <input type="checkbox"/> Lighting for sale	C405.2.4(1)
<input type="checkbox"/> 15. Sleeping units in hotels shall have a control device (such as a card key system) to turn off lights and switch receptacles within 20 minutes after all occupants have left.	C405.2.4(2)
Exterior Lighting Controls	C405.2.6
<input type="checkbox"/> 16. Exterior lighting shall have daylight shutoff controls.	C405.2.6.1
<input type="checkbox"/> 17. Decorative lighting shall have an automatic time switch control shutoff.	C405.2.6.2
Exterior Lighting Power Requirements	C405.4
<input type="checkbox"/> 18. Total connected exterior lighting power shall be calculated using Tables C405 .4.2 (1) & (2) from the software, and all lighting calculated on the input data report shall match the plans.	C405.4.1
Electric Power	C405.5
<input type="checkbox"/> 19. Commercial buildings with individual dwelling units shall have each unit separately metered.	C405.5.4.2
<input type="checkbox"/> 20. Conductors for feeders and branch circuits combined shall be sized for a maximum of 5% voltage drop total.	C405.5.3
<input type="checkbox"/> 21. Construction documents shall have a note to require the building owner to receive the following: <input type="checkbox"/> Record drawings within 30 days <input type="checkbox"/> Manuals	C405.5.4.1 C405.5.4.2
<input type="checkbox"/> 22. Dry-type distribution transformers shall comply with C404.6	C405.6
<input type="checkbox"/> 23. Electric motors shall comply with C405.7	C405.7
<input type="checkbox"/> 24. Vertical and horizontal transportation systems and equipment shall comply with C405.8.	C405.8
Total Building Performance	C407
<input type="checkbox"/> 25. Compliance Report (Energy Calculations Software) shall be provided, and the input report shall list all the interior and exterior lighting for calculations to match the plans.	C407.4.1 C407.6.2
Electrical Rough Inspection	C104.2.5
<input type="checkbox"/> 26. The inspection shall verify that the installed lighting systems, components, controls, and meters comply with the Energy Code and the approved plans.	C104.2.5
<input type="checkbox"/> 27. When penetrating the thermal envelope, air barriers shall be maintained and sealed for all light fixtures and other electrical equipment, junction boxes, conduits, cables, etc.	C402.5.1
Electrical Final Inspection	C104.2.6
<input type="checkbox"/> 28. Air barriers shall be maintained and sealed for all light fixtures and other electrical equipment, junction boxes, conduits, cables, etc. when they penetrate the thermal envelope.	C402.5.1
Maintenance Information and System Commissioning:	C408
<input type="checkbox"/> 29. Prior to passing the final inspection, the licensed design professional shall provide evidence that the lighting control system has been tested and working per the plans and manufacturer's instructions. The report shall include the results and contain a list of the disposition of deficiencies found and corrective measures proposed. (Appendix E may be used)	C408.3 C408.3.1 C408.3.2
Note: The plans may require that the contractor provide written evidence that lighting control systems have been tested by either the electrical contractor, the lighting fixture manufacturer's representative, or the control system representative.	
<input type="checkbox"/> 30. Building operation and maintenance documents shall be provided to the owner for all electrical power, lighting control systems, etc., as per C408.1. (Appendix E may be used)	C408.1 C408.3.2.2

BORA Plumbing Checklist
Performance Pathway Only

Plan Review Administration	Code Section
<input type="checkbox"/> 1. The administrative checklist on page #5 has been completed.	
<input type="checkbox"/> 2. The plans shall detail all the pertinent energy data and features of the service water heating systems and equipment. Details shall include but not be limited to: <input type="checkbox"/> Insulation materials and their R-Values <input type="checkbox"/> Service water heating system and equipment types, sizes, and efficiencies <input type="checkbox"/> Equipment and system controls	C103.2
Definitions	Chapter 2
Circulating Hot Water System A hot water distribution system where pumps are used to circulate heated water from the water-heating equipment to the fixture and back. (System has a dedicated return pipe)	C202
Demand Recirculating System A hot water distribution system where pumps prime the hot water supply piping with heated water upon demand for hot water. (Uses cold-water supply pipe to prime hot water pipe)	C202
Service Water Heating	C404
<input type="checkbox"/> 3. Water-heating equipment and hot water tanks shall meet the minimum efficiency requirements of Table C404.2 and be verified through either data from the manufacturer or by an approved program (AHRI or equivalent.)	C404.2
<input type="checkbox"/> 4. All supply and return recirculating hot water piping shall be insulated with the required thickness in Table C403.2.10. The first 8 feet of branch piping shall be insulated.	C404.4
<input type="checkbox"/> 5. Heated water supply piping shall be limited in length or water volume according to Table C404.5.1. When maximum lengths differ from plumbing code, the more stringent applies.	C404.5 CH-1-102.1
<input type="checkbox"/> 6. Heated water circulating systems shall have accessible controls, sensors, and pumps. Manual controls shall be readily accessible without requiring the removal of any obstruction.	C404.6
<input type="checkbox"/> 7. Heated Water Circulation Systems shall have controls that start the pump based on a demand for hot water. The controls shall also turn off the pump when the hot water temperature is at the desired temperature, and there is no demand for hot water.	C404.6.1
<input type="checkbox"/> 8. Demand Circulation Systems shall have controls with one of the following: <input type="checkbox"/> Start the pump upon receiving a signal from the user of a fixture. <input type="checkbox"/> Start the pump with a device sensing the presence of the user. <input type="checkbox"/> Start the pump with a device that senses the presence of flow to a fixture or appliance. A separate control is also required to limit the water entering the cold-water supply to 104.°	C404.7
Total Building Performance	C407
<input type="checkbox"/> 9. The input data report from the approved software shall be generated simultaneously with the compliance report to verify each service water heating entry into the software.	C407.4.2.2
Plumbing Rough Inspection	C104.2.3
<input type="checkbox"/> 10. The rough inspection shall verify the type and R-value of the pipe insulation.	C404
<input type="checkbox"/> 11. Heated water supply piping shall comply with length (C404.5.1) or water volume (C404.5.2).	C404.
Plumbing Final Inspection	
<input type="checkbox"/> 12. Water heating equipment model numbers shall match the approved plans.	C404.2
<input type="checkbox"/> 13. Required pipe insulation and insulation protection shall be installed.	C404.4
<input type="checkbox"/> 14. Required hot water pump controls shall be installed and accessible.	C404.6
Maintenance Information and System Commissioning:	C408
<input type="checkbox"/> 15. The Service Water Heating Control System shall be tested so that control devices, components, equipment, and systems are calibrated, adjusted, and working according to plans and specs.	C408.2.3.2

APPENDIX A

Commercial Energy Code Compliance Review Form

PERMIT # _____ ADDRESS _____

A review of the plans and specifications covered by this compliance report indicates compliance with the _____ Florida Energy Conservation Code.

<u>DISCIPLINE</u>	<u>NAME</u>	<u>SIGNATURE</u>	<u>DATE</u>
STRUCTURAL			
MECHANICAL			
PLUMBING			
ELECTRICAL			

APPENDIX B

Commercial Fenestration Product Rating Submittal Form

In accordance with the Florida Energy Conservation Code C303.1.3, this form can be used as a tool for the submittal process to document the proposed energy product rating for windows, doors, and skylights.

Recommended for Review:

- Copy the approved input report from the Energy Calculations showing each fenestration design rating (U-value, SHGC, and VT) for all fenestration in the building.
- A list of the NFRC Certified Product Directory number of each window showing the U-Value, SHGC, and VT on the attached form. These numbers may be found on the NFRC website:
<https://search.nfrc.org/search/searchDefault.aspx>.

<i>Window Number</i>	<i>*NFRC Directory Number</i>	<i>Description</i>	<i>U-Value</i>	<i>SHGC</i>	<i>VT</i>
1					
2					
3					
4					
5					
6					
7					
8					
9					
10					
11					
12					
13					
14					
15					
16					
17					
18					
19					

<i>Window Number</i>	<i>*NFRC Directory Number</i>	<i>Description</i>	<i>U-Value</i>	<i>SHGC</i>	<i>VT</i>
20					
21					
22					
23					
24					
25					
26					
27					
28					
29					
30					
31					
31					
33					
34					
35					
36					
37					
38					

Notes:

- Products not listed in the NFRC directory shall be tested by an accredited, independent laboratory in accordance with FBCEC C303.1.3. Products not tested and lacking certification and labeling shall be assigned a default rating from the energy tables.
- Products submitted that do not match the approved Energy Calculations shall require a revised energy compliance report or window submittal per FBCEC C103.4.
- *Products not tested and labeled use the default tables in C303.1.3.

APPENDIX C

TABLE C303.1.3(1)
DEFAULT GLAZED FENESTRATION U-FACTORS

FRAME TYPE	SINGLE PANE	DOUBLE PANE	SKYLIGHT	
			SINGLE	DOUBLE
Metal	1.20	0.80	2.00	1.30
Metal with Thermal Break	1.10	0.65	1.90	1.10
Nonmetal or Metal Clad	0.95	0.55	1.75	1.05
Glazed Block	0.60			

TABLE C303.1.3.(2)
DEFAULT OPAQUE DOOR U-FACTORS

DOOR TYPE	U-FACTOR
Uninsulated Metal	1.20
Insulated Metal (Rolling)	0.90
Insulated Metal (Other)	0.60
Wood (Other)	0.50
Insulated, nonmetal edge, max 45% glazing. Any glazing double pane	0.35

TABLE C303.1.3 (3)
DEFAULT WINDOW, GLASS DOOR, AND
SKYLIGHT SHGC AND VT

	SINGLE GLAZED		DOUBLE GLAZED		GLAZED BLOCK
	CLEAR	TINTED	CLEAR	TINTED	
SHGC	0.8	0.7	0.7	0.6	0.6
VT	0.6	0.3	0.6	0.3	0.6

Appendix D

Structural Notes

S-1. The plans shall specify what type and R-value of insulation will be installed. It is acceptable to have comments on the plan details that indicate: "*See energy calculations.*" Baffles are required for blown-in insulation to keep the vents from becoming blocked upon installation and drift.

S-2. Windows must be tested for energy efficiency if the compliance report does not use default values in Table C303.1.3. U-factors shall be determined in accordance with standard NFRC 100. The VT and the SHGC (Solar Heat Gain Coefficient) shall be determined in accordance with standard NFRC 200. Testing must be done by an accredited independent laboratory and then labeled and certified by the manufacturer. NFRC standards require both computer simulation and physical test results to be validated by an independent agency (IA). Energy values validated by an independent agency (IA) shall match the product's label per Florida Building Code Energy Conservation C303.1.3.

 <small>National Fenestration Rating Council®</small> CERTIFIED	World's Best Window Co. Series "2000" Casement Vinyl Clad Wood Frame Double Glazing • Argon Fill • Low E XYZ-X-1-00001-00001
ENERGY PERFORMANCE RATINGS	
U-Factor (U.S. / I-P)	Solar Heat Gain Coefficient
0.35	0.32
ADDITIONAL PERFORMANCE RATINGS	
Visible Transmittance	Air Leakage (U.S. / I-P)
0.51	≤ 0.3
Condensation Resistance	—
51	—
Manufacturer stipulates that these ratings conform to applicable NFRC procedures for determining whole product performance. NFRC ratings are determined for a fixed set of environmental conditions and a specific product size. NFRC does not recommend any product and does not warrant the suitability of any product for any specific use. Consult manufacturer's literature for other product performance information. www.nfrc.org	

Mechanical Notes

M-1. The air inside the attic can reach temperatures of over 150 degrees, far hotter than it gets outdoors. Air handler cabinets are typically insulated with R-4.2 insulation below the minimum outdoor ductwork requirements. Condensation problems are common on air handlers due to South Florida's humidity. Locating the air handlers outside the thermal envelope wastes energy and is prohibited by this section. The minimum envelope roof/ceiling insulation using the performance method of compliance is R-19 for multifamily buildings and R-10 for all other commercial buildings.

M-2. A building containing multiple tenants and occupancy types with firewalls between them may be considered multiple buildings for energy code analysis during phased construction. If each tenant has its air conditioning system divided by firewalls, that tenant may be considered one building and have its energy compliance report. Each building or tenant may be evaluated separately for energy code compliance. For example, an individual tenant in a shopping/strip mall exceeding 5000 sq. ft. shall be required to have a test and balance report of the air distribution system unless that tenant has units 65,000 or less. This requirement does not exempt systems from balancing requirements if requested by the designer of record.

M-3. Outside air ducts passing thru conditioned space have the potential to sweat and condensate inside the duct due to humid conditions in Florida. The design professional should know this potential problem to prevent moisture damage to ceilings.

M-4. Failure to install and test the operation of the outside air and exhaust shutoff dampers can increase the latent load of the building, increase energy use, and affect comfort in conditioned spaces. Dampers are not required for ventilation or exhaust of unconditioned spaces or Type 1 kitchen hood exhausts.

Appendix E

Commissioning Compliance Checklist

Project Information: _____

Project Name: _____

Project Address: _____

Commissioning Authority: _____

Commissioning Plan (Section C408.2.1)

<input type="checkbox"/>	The commissioning plan was used during construction and included all items required by Section C408.2.1.
<input type="checkbox"/>	Systems adjusting and balancing have been completed.
<input type="checkbox"/>	HVAC Equipment functional testing has been executed. If applicable, deferred and follow-up testing is scheduled to be provided on: _____
<input type="checkbox"/>	HVAC Controls functional testing has been executed. If applicable, deferred and follow-up testing is scheduled to be provided on: _____
<input type="checkbox"/>	Economizer functional testing has been executed. If applicable, deferred and follow-up testing is scheduled to be provided on: _____
<input type="checkbox"/>	Lighting Controls functional testing has been executed. If applicable, deferred and follow-up testing is scheduled to be provided on: _____
<input type="checkbox"/>	Service Water Heating System functional testing has been executed. If applicable, deferred and follow-up testing is scheduled to be provided on: _____
<input type="checkbox"/>	Manual, record documents, and training have been completed or scheduled.
<input type="checkbox"/>	Preliminary Commissioning Report submitted to the owner and included the itemization of deficiencies not corrected.

I certify that the commissioning provider has provided me with evidence of mechanical, service water heating, and lighting systems commissioning in accordance with the Florida Building Code, Seventh Edition (2020) Energy Conservation.

Signature of Building Owner or Owner's Representative _____ Date _____

Section 3



Broward County Board of Rules and Appeals

1 N. University Drive Suite, 3500B, Plantation, FL 33324
Phone: 954-765-4500 | Fax: 954-765-4504
broward.org/CodeAppeals

TO: Members of the Board of Rules and Appeals

FROM: Chief Fire Code Compliance Officer

DATE: August 10, 2023

RE: Fire Code Committee Woodworking Operations Review

Recommendation

The Boards of Rules and Appeals Fire Code Committee, on July 20, 2023, addressed Woodworking Operations as requested by the Board.

The Fire Code Committee recommended in a unanimous vote that the appeal be denied and that Accent Closets was in violation of NFPA 1, Section 13.3.2.28 of the Florida Fire Prevention Code, as provided below.

13.3.2.28 Woodworking Operations.

An approved automatic fire sprinkler system shall be installed in buildings containing woodworking operations exceeding 2500 sq ft that use equipment, machinery, or appliances: that generate finely divided combustible waste; or that use finely divided combustible materials.

Overview of Finding by the Boards Fire Code Committee

The Board of Rules and Appeals, at its June 8, 2023, meeting, voted to send Building Appeal #23-01 to the Boards, Fire Code Committee.

The Fire Code Committee took up the issue related to Woodworking Operations at its July 20, 2023, committee meeting. The committee took comments from representatives of Accent Closets, Mr. Abrams Esq., Mr. Andrew Cobble Esq, and Ron Annechiarico, Accent Closets, Owner, and the City of Pompano Beach Lawyer Ms. Jill Ziluck and fire representatives also added comments to the discussion.

After public comments committee members discussed and questions posed to the presenters, a motion was offered and seconded to deny the appeal and that Accent Closets is in violation of NFPA 1, Section 13.3.2.28.

Overview of Accent Closets, 2266 NW 30 Place, Pompano Beach, and woodworking operations.

Accent Closets processes wood, stores, assembles, and provides finished products to its customers. As reported to the Board at its June 8, 2023, meeting, the space is approximately 7,811 sq. ft.

The business has office space in front of approximately 7,811 sq ft with no fire separation. The business has exterior masonry walls that encompass the business on four sides. The area is open with no fire separations (fire area) for the office and woodworking, as provided below.

3.3.14.3 Fire Area.

An area of a building separated from the remainder of the building by construction having a fire resistance of at least 1 hour and having all communicating openings properly protected by an assembly having a fire-resistance rating of at least 1 hour.

The City of Pompano Beach Fire Department inspected Accent Closets several times as part of their annual inspections. On August 21, 2021, Pompano Fire Inspector noted the woodworking operation and issued a violation for woodworking operations exceeding 2500 sq. ft. with no sprinkler system present in the woodworking operations.

Staff believes the woodworking operations fall under NFPA 1, 13.3.2.28, as provided below. Chapter 40 Dust Explosion and Fire Prevention of the Florida Fire Prevention Code and NFPA 101, chapter 40 industrial occupancy.

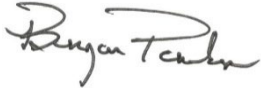
13.3.2.28 Woodworking Operations.

An approved automatic fire sprinkler system shall be installed in buildings containing woodworking operations exceeding 2500 sq ft that use equipment, machinery, or appliances: that generate finely divided combustible waste; or that use finely divided combustible materials.

Fire Code Committee Recommendation

As stated previously, the Boards Fire Code Committee, in a unanimous vote, recommends that the appeal be denied.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Bryan Parks". The signature is written in a cursive style with a large initial "B".

Bryan Parks



Broward County Board of Rules and Appeals

Fire Code Committee

June 15, 2023

Call to Order

Chair Sergio Pellecer called a published meeting of the Fire Code Committee to order at 2:00 PM. The roll was called, and the following members were present:

Bruce Bowers
Tommy Demopoulos
James Godfrey
Garret Granitto
Harlan Kuritzky

Mark LeBlanc
Phil London
Pete McGinnis
Patricia Morales
Sergio Pellecer – Chair

Don Perdue
John Preston
Timothy Reger

Guests

Ryan Abrams, Abrams Law Firm
Ron Annechiarico, Accent Closets
Andrew Cobbe, Abrams Law Firm Expert Witness
James Galloway, Pompano Beach Fire Rescue
Sydney Satz, Abrams Law Firm
Jill Ziluck, City of Pompano Beach

Staff

Ana Barbosa, Administrative Director
Brianna Curry, Administrative Specialist
Bryan Parks, Chief Fire Code Compliance Officer

Approval of Minutes – June 15, 2023

A motion was made by Mr. Preston and seconded by Mr. Bowers to approve the June 15, 2023, Fire Code Committee meeting minutes. The motion passed unanimously.

Item 1: Woodworking Operations NFPA 1, Section 13.3.2.28

Chair Pellecer informed the guest speakers that presentations must be limited to ten minutes in total.

Mr. Preston and Mr. Demopoulos, followed by the rest of the committee, disclosed that they did receive ex parte communication from Mr. Ryan Abrams. Chair Pellecer noted for the record that the information that they received wouldn't influence the committee's decisions. The committee will make decisions based on what is presented during the meeting.

Ms. Jill Ziluck informed Chair Pellecer that as the attorney for the City of Pompano Beach, she will not present a presentation during the committee meeting, but she will be responding to the topics that Mr. Abrams initiates.

Mr. Parks provided a brief summary of Appeal #23-01. The appeal was originally submitted as a building appeal. After the June 8, 2023, Board meeting, Appeal #23-01 was sent to the BORA Fire Code Committee. The Broward County Board of Rules and Appeals' legal counsel confirmed that the committee is only permitted to hear appeals and issues related to the Florida Fire Prevention Code.

Mr. Parks believes that the Accent Closets appeal is a woodworking operation. The business is approximately 7,800 sq. ft. The offices located in the front of the space are a little over 1,000 sq. ft. There are no fire separations between the business and the shop or any other items in the shop.

Mr. Parks shared that this is a woodworking operation, and it is not in compliance with the Florida Fire Prevention Code. The Board is looking for a recommendation for the Fire Code Committee to either deem if the business is or is not a woodworking operation as per the Florida Fire Prevention Code. If it is decided that the business is a woodworking operation, a fire protection system will be required to be installed.

Mr. Abrams informed the committee that he believes that the appeal shouldn't be limited to the fire code. The building permit is currently under review for work to be done in the interior of this space. There are no structural changes to the space. The space has been occupied with this current use with the city's permission since two thousand and thirteen by the zoning department. It was categorized as woodworking or as cabinetry on that zoning youth certificate which goes through building and fire for review and approval. The sprinkler

requirement came up for the first time in 2021.

Mr. Abrams would like the Fire Code Committee to consider that it is not simply a question of whether it's a woodworking shop. He believes that the code is being misread.

Mr. Abrams shared his screen to share the Life Safety Code. It states that approved systems shall be installed in buildings containing woodworking operations exceeding 2,500 sq. ft. There is no commentary for the Life Safety code, but there is commentary in the building code for the exact same provision.

Ms. Ziluck objected on behalf of the City of Pompano Beach because the building code and the commentary are irrelevant for today.

Mr. Abrams responded that the commentary says: "The extent of sprinkler coverage is only intended to be for the Group F-1 occupancy that involved are involved in the woodworking activity. If the fire area is larger than 2,500 sq. ft. But the woodworking area is 2,500 sq. ft. or less sprinklers are not required." There is office space, storage, and other delivery access, but as far as the woodworking is concerned, it is significantly less than 2,500 sq. ft. My Abrams added that by the wording of the Life Safety Code, sprinklers are not required.

Mr. Abrams introduced his expert witness, Mr. Andrew Cobbe. Mr. Cobbe is a board-certified construction attorney who is also a licensed general contractor. Mr. Cobbe said with respect to the need for automatic sprinklers, he doesn't think that there is any question as to what the building code says. He interprets the Life Safety Code as being clear. It says that buildings containing woodworking operations more than 2,500 sq. ft.

Ms. Ziluck objected, reminding the committee that only fire codes are to be discussed.

Mr. Cobbe continued. The Life Safety Code says that buildings containing woodworking operations in excess of 2,500 sq. ft. require the spread of the approved strength of the system.

Mr. Rob Annechiarico introduced himself to the committee. He explained that when he was moving to the City of Pompano Beach, the landlord said that he could have my shop there. He moved forward and went to the city and requested to fill out the application for the zoning use certificate and provided all the information. The city approved the zoning use certificate.

The landlord did the minor repairs. The inspection that followed went well, and everything was good. Every year thereafter, an inspector came out, went through the shop, and gave comments. But in 2021, the inspector came out, and this situation began.

Chair Pellecer asked the City of Pompano Beach if they wanted to add anything to the discussion.

Ms. Ziluck said that she believes that the most relevant thing is that the fire department did issue a violation in August 2021. She added that the next question would naturally be, "Why wasn't this caught, it's the city's position that this equipment did not exist in the building prior to 2018?"

Ms. Ziluck shared that the city's inspectors visited the site. The equipment was dated from 2018 to 2020. Going back to Mr. Abram's comment indicates there was not an inspection from two 2016 until 2021. She added that she believes that it is important for the committee to know that she is not sure of that. There are woodworking operations throughout the entire building. There are no firewalls. Although the Fire code does not speak to firewalls, it came up. It is the city's position that they are woodworking in excess of 2,500 sq. ft. There are allegations that the city allowed it, but there has not been a record of catching it before. There were no permits for any of the equipment either.

Mr. James Galloway read one of the letters about a commentary that he received explaining the woodworking operation in the fire code. The City of Pompano Beach asked for an interpretation from the National Fire Protection Association (NFPA). The 2,500 sq. ft. threshold is intended to apply to areas that contain woodworking operations. This section does not specifically require fire resistance. The separation between woodworking operation areas and the remainder of the building. It is up to the Authority Having Jurisdiction (AHJ) to determine how to classify the period which would be considered woodworking operations according to the interpretation from NFPA.

Ms. Ziluck shared that she would like it to be clear to the Board that this is a life safety issue, and the city must follow the code. Accent Closets was presented with alternate options, which were rejected. Not installing firewalls created an extensive process for both parties. A picture of the warehouse would make it clear that it is a woodworking operation in the middle of the warehouse. The City of Pompano Beach's contention is that the facility is in excess of 2,500 sq. ft.

Chair Pellecer concluded the guest presentations, and then the committee resumed their discussion.

Mr. Preston reiterated that the building code and fire code are separate. He informed the committee that, in his experience, what is often interpreted as a conflict in code, is simply two different code languages where one is more restrictive than the other. The more stringent code is often what is referred to. He recommends looking at the area since sawdust has the capability of moving beyond distinct lines.

Mr. Kuritzky asked if there is a fire separation between the office area and the work area. To determine the square footage, the whole area must be classified. If a firewall is installed, the area in the back can be reduced, and the space will be below 2,500 sq. ft. for the fire sprinklers.

Mr. London agreed. He believes that there are other options to make the area of concern smaller than 2,500 sq. ft.

Mr. Demopoulos added that he agrees with Mr. Preston's point. The NFPA's interpretation allows retroactivity.

Mr. Granitto said that he doesn't believe there is a firewall. Section 13 of the code reads that they shall be installed in buildings containing woodworking operations exceeding 2,500 sq. ft. He agrees that if there was a separation, then it could be viewed as two separate areas and be considered as the woodworking space if it's under 2,500 sq. ft. as an area of its own outside of the rest of the building because in buildings containing woodworking.

Mr. Perdue asked the City of Pompano Beach why they didn't identify the occupancy in their paperwork. He also agreed that the space is an industrial occupancy and there is possibly a special, high hazard by not having the firewall separations installed with dust involved.

Mr. McGinnis said that the city agrees with Mr. Perdue's point. The determination of use is currently in building safety. It has been passed between the building and fire committees. The City of Pompano Beach cannot put the use into writing because it has not been established yet.

Mr. Pete McGinnis recused himself from voting.

A motion was made by Mr. Preston and seconded by Mr. Demopoulos to deny the appeal. The motion passed unanimously.

Mr. Parks received clarification from Chair Pellecer that Accent Closets is in violation of the Florida Fire Prevention Code.

A motion was made by Mr. Demopoulos and seconded by Mr. Preston to adjourn the Fire Code Committee meeting. The motion passed unanimously.

Adjournment

Having no further business to go to before the Committee, the meeting adjourned at 2:43 PM.

Section 4



Broward County Board of Rules and Appeals

1 N. University Drive Suite, 3500B, Plantation, FL 33324
Phone: 954-765-4500 | Fax: 954-765-4504
broward.org/CodeAppeals

TO: Members of the Board of Rules and Appeals

FROM: Chief Structural Code Compliance Officer

DATE: August 10, 2023

RE: First-time request by Mr. Todd Heino for an extension of time with respect to the Board of Rules and Appeals Policy #18-02 relating to closing out of open and ongoing projects.

Recommendation

It is recommended that the Board approve, by vote, the extension request by Mr. Todd Heino for four additional months to complete two outstanding permits.

Reasons

The City of Margate hired Mr. Heino as a structural inspector. When he was hired, Mr. Heino had six outstanding permits to close. There are two remaining permits to be closed out. One permit passed its rough electrical inspection, but the contractor installing the kitchen cabinets still needs to complete their work; therefore, the final has been delayed. The second permit is in the process of obtaining a change of contractor. Once the change of contractor application has been processed and approved, Mr. Heino will notify BORA.

Additional Information

Mr. Heino submitted his certification as a structural inspector to BORA on February 21, 2023. BORA Policy #18-02 requires that the certified individual close out all open permits within 180 days of submitting their application for certification to BORA. The 180-day final close-out date for his permits is August 20, 2023.

Mr. Heino submitted his request for an extension on July 19, 2023, within the allowable time frame per Policy #18-02. This extension will allow Mr. Heino the time necessary to close out the remaining two permits.

Respectfully Submitted,

Michael Guerasio

Michael Guerasio

From: [Barbosa, Ana](#)
To: theino@margatefl.com
Cc: [Guerasio, Michael](#); [Morell, John](#); avalentino@margatefl.com; [Curry, Brianna](#)
Subject: RE: This is a formal request for a time frame extension on two open permits
Date: Friday, July 28, 2023 3:30:47 PM
Attachments: [image004.png](#)

Hello Todd,

We reviewed your request for an extension on your two open permits. Please be advised that we will include your request and the recommendation from staff to the BORA Board for a vote. Your item will be on the August 10, 2023, agenda. Ms. Brianna Curry will email you the Zoom link as soon as it is available. Your presence is essential in case anyone from the board has any questions. Please stay in touch with Mr. Guerasio regarding the progression of your permits once the board has made their decision.

Please let me know if you have any questions.

Regards,

Ana

Dr. Ana C. Barbosa
Administrative Director
Board of Rules and Appeals
1 N University Dr., Suite 3500B
Plantation, Florida 33324
Office: 954-765-4500 X 9692
Cell: 954-931-2393

broward.org/codeappeals



From: Guerasio, Michael <MGUERASIO@broward.org>

Sent: Thursday, July 27, 2023 3:39 PM
To: Barbosa, Ana <ABARBOSA@broward.org>
Cc: Guerasio, Michael <MGUERASIO@broward.org>
Subject: FW: This is a formal request for a time frame extension on two open permits

Good afternoon Ana,

I have for you below Mr. Heino requesting a four-month extension to close out his two remaining permits. Please let me know how you would like to move forward with this.

Thank you

Respectfully
Michael Guerasio
Chief Code Compliance Officer, Structural
Board of Rules and Appeals
1 N University Dr., Suite 3500B
Plantation, Florida 33324
954-765-4500 X 9686
broward.org/codeappeals



STRONGER CODES MEAN SAFER BUILDINGS
~ESTABLISHED 1971~



Please consider the Environment before printing

From: Todd Heino <theino@margatefl.com>
Sent: Wednesday, July 19, 2023 2:58 PM
To: Guerasio, Michael <MGUERASIO@broward.org>; Morell, John <JMORELL@broward.org>
Cc: Andrew Valentino <avalentino@margatefl.com>
Subject: This is a formal request for a time frame extension on two open permits

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This email originated from outside the Broward County email system. Do not reply, click links, or open attachments unless you recognize the sender's email address (not just the name) as legitimate and know the content is safe. Report any suspicious emails to ETS Security by selecting the Phish Alert Report button.

Good Afternoon Mike Guerasio and John Morell,

I am formally requesting a time frame extension on two open permits (# 17670 and #23020173). The rough electrical inspections have passed, but the contractor installing the kitchen cabinets is taking forever to complete his work, therefore the final has been delayed.

Note: The City of Lauderhill took four months to process the permit.

I am asking the BORA board for a four month extension to complete both permits.

The four months will allow time for the City of Lauderhill to process my change of contractor application.

Once the change of contractor application has been processed and approved, I will notify the BORA board.

FYI

COCONUT CREEK: Application # 17670 Broward County
Kitchen remodel. IN-HOLD OWNER IS OUT OF THE COUNTRY DUE TO
EMERGENCY HEALTH .

and

CITY OF LAUDERHILL #23020173 Broward County. NEED 4 MONTHS EXTENSION
DUE TO THE CITY SHORT OF INSPECTORS/PLAN REVIEWERS CAUSING A DELAY
IN ISSUING.

Please do not hesitate to call or email me for additional information as necessary.

Thank you for your consideration in this matter.

Please advise me in writing of your decision.

Todd Heino

Structural Inspector

City of Margate Building Dept.

901 NW 66 Ave Margate, FL. 33063

Direct Line: 954.884.0670

theino@margatefl.com

[Mon-Thu 7:00am-5:00pm](#)



Please Note: The City of Margate is a public entity subject to Chapter 119 of the Florida Statutes concerning public records. Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. All e-mail messages sent and received are captured by our server and retained as public records.

Section 5



Broward County Board of Rules and Appeals

1 N. University Drive Suite, 3500B, Plantation, FL 33324
Phone: 954-765-4500 | Fax: 954-765-4504
broward.org/CodeAppeals

TO: Members of the Board of Rules and Appeals

FROM: Administrative Director

DATE: August 10, 2023

RE: Appeal #23-01, Accent Closets, Inc., and Pompano Beach Building Department

Recommendation

The Board takes action on Appeal # 23-01 submitted by Accent Closets to reverse the Pompano Beach Building Official's change of use within the group occupancy, which initiated the requirement for a fire sprinkler determination.

Reasons

On June 8, 2023, staff presented and recommended denial to the Board on Appeal #23-01, Accent Closets, Inc., and Pompano Beach Building Department. The Board unanimously voted to refer the appeal to the Fire Code Committee.

The Fire Code Committee met on July 20, 2023, and voted to deny the appeal, stating that Accent Closets violated NFPA 1, Section 13.3.2.28.

Additional Information

Accent Closets submitted on June 30, 2023, a request to the Florida Building Commission for a Declaratory Statement (DS 2023-033) supporting their opinion on how to interpret specific sections of the Florida Building Code. Accent Closets also state that the occupancy classification should remain F-1, as they believe their operations have stayed the same since they took occupancy in 2013. Additionally, they should not be required to install automatic fire sprinklers under Section 903.2.4.1, Florida Building Code, Building, because their woodworking operations do not exceed 2,500 square feet of floor area.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "A. Barbosa".

Ana C. Barbosa, DBA

BORA Staff Report



Broward County Board of Rules and Appeals

1 N. University Drive Suite, 3500B, Plantation, FL 33324
Phone: 954-765-4500 | Fax: 954-765-4504
broward.org/CodeAppeals

TO: Members of the Board of Rules and Appeals
FROM: Chief Structural Code Compliance Officer
DATE: June 8, 2023
RE: Appeal #23-01 – Accent Closets, Inc., and Pompano Beach Building Department

Recommendation

The Board deny, by vote, the appeal submitted by Accent Closets requesting overturning the City of Pompano Building Official, Mr. Michael Rada's decision on the need for fire sprinklers.

Reasons

This appeal is being brought forward by Mr. Ryan Abrams, legal representative for Accent Closets, stating that the existing occupancy classification (F1) Low Hazard & (G2) Business, which was designated by the 1986 South Florida Building Code (SFBC), stays the same occupancy classification, and therefore does not require sprinklers. This statement is incorrect because when the building code converted from the SFBC to the Florida Building Code (FBC) on March 1, 2002, the FBC automatically changed the designation of the occupancy classifications, but the uses stood the same. It is important to remember that the Brazilian Stone Co. occupied the space from January through December of 2002. The occupancy classification was (F1) Low Hazard & (G2) Business which the 1999 SFBC designated. Best Stone Corporation then occupied the space from January 2003 to 2009. This was used for an office/warehouse, which would have been a Business Occupancy Group (B) and Low-Hazard Storage Group (S-2) designated by the 2001 FBC.

The confusion is the original occupancy classification (F1) Low Hazard under the SFBC is now occupancy classification (F2) Low Hazard when the 2004 FBC took effect on October 1, 2005, including all additional versions of the FBC up to the present. To compound this even further, when Accent Closets took over the space approximately in June of 2013, the occupancy classification for manufacturing closets was an (F1) Moderate Hazard which requires sprinklers if the fire area contains woodworking operations over 2,500 sq. ft. in the area which generates finely divided combustible waste or use finely divided combustible materials. The total square footage of the unit is 7,811, including aggregate accessory occupancy (B), occupying more than 10 percent of the floor area of the story in which its located and having no separation from the primary occupancy. It is important to note from 2002 to 2009, the tenant at the property was a masonry company. From 2013 to the present, Accent Closets, a cabinet manufacturing/woodworking shop, has utilized the space, which changed the use of the space.

Additional Information

The use of the space within the group occupancy classification changed from when Best Stone Corporation occupied the space to when Accent Closets, Inc. took the space over. Besides the sprinkler requirements, other issues come into place, changing the rating requirements. You now have tenant separation that needs to be considered, occupancy separation within the space itself, penetrations, egress paths, high-piled combustible stock, etc. Staff agrees with Mr. Michael Rada's decision that the space now must be sprinkled.

Respectfully Submitted,

A handwritten signature in cursive script that reads "Michael Guerasio".

Michael Guerasio

Progression of the Occupancy Classifications

1986 South Florida Building Code (SFBC)

**CHAPTER 11
REQUIREMENTS OF GROUP F OCCUPANCIES**

- 1101 GROUP F OCCUPANCY DEFINED**
- 1102 CONSTRUCTION, HEIGHT AND AREA ALLOWABLE**
- 1103 LOCATION ON PROPERTY**
- 1104 EGRESS FACILITIES**
- 1105 LIGHT AND VENTILATION**
- 1106 ENCLOSURE OF VERTICAL OPENINGS**
- 1107 SPECIAL HAZARDS**
- 1108 PLUMBING AND SANITATION**
- 1109 MIXED OCCUPANCY**

1101 GROUP F OCCUPANCY DEFINED

Group F Occupancy shall include storage and industrial uses as follows:

DIVISION 1: Storage Occupancy shall include warehouses, storage buildings, freight depots, public garages of any size where repair work is done, parking garages for more than four cars, gasoline service stations, aircraft hangars or similar uses.

DIVISION 2: Industrial Occupancy shall include factories, assembly and manufacturing plants, processing mills, laboratories, loft buildings, creameries, laundries, ice plants, sawmills, planing mills, box factories, woodworking shops with fixed or portable power equipment or tools exceeding a combined total of 20 H.P. and other similar uses.

**CHAPTER 12
REQUIREMENTS OF GROUP G OCCUPANCIES**

- 1201 GROUP G OCCUPANCY DEFINED**
- 1202 CONSTRUCTION, HEIGHT AND AREA ALLOWABLE**
- 1203 LOCATION ON PROPERTY**
- 1204 EGRESS FACILITIES**
- 1205 LIGHT AND VENTILATION**
- 1206 ENCLOSURE OF VERTICAL OPENINGS**
- 1207 SPECIAL HAZARDS**
- 1208 PLUMBING AND SANITATION**
- 1209 MIXED OCCUPANCY**

1201 GROUP G OCCUPANCY DEFINED

Group G Occupancy shall include mercantile and business uses as follows:

DIVISION 1: Mercantile occupancy, shall include retail stores, shops, sales rooms, markets and similar uses.

DIVISION 2: Business occupancy, shall include office buildings, banks, civic-administration buildings, telephone exchanges, museums, art galleries, libraries and similar uses.

1999 South Florida Building Code (SFBC) – Group Occupancy is still the same in the last edition of SFBC.

CHAPTER 11 REQUIREMENTS OF GROUP F OCCUPANCIES

- 1101 GROUP F OCCUPANCY DEFINED**
- 1102 CONSTRUCTION, HEIGHT AND AREA ALLOWABLE**
- 1103 LOCATION ON PROPERTY**
- 1104 EGRESS FACILITIES**
- 1105 LIGHT AND VENTILATION**
- 1106 ENCLOSURE OF VERTICAL OPENINGS**
- 1107 SPECIAL HAZARDS**
- 1108 PLUMBING AND SANITATION**
- 1109 MIXED OCCUPANCY**

1101 GROUP F OCCUPANCY DEFINED

Group F Occupancy shall include storage and industrial uses as follows:

DIVISION 1: Storage Occupancy shall include warehouses, storage buildings, freight depots, public garages of any size where repair work is done, parking garages for more than four cars, gasoline service stations, aircraft hangars or similar uses.

DIVISION 2: Industrial Occupancy shall include factories, assembly and manufacturing plants, processing mills, laboratories, loft buildings, creameries, laundries, ice plants, sawmills, planing mills, box factories, woodworking shops with fixed or portable power equipment or tools exceeding a combined total of 20 HP and other similar uses.

CHAPTER 12 REQUIREMENTS OF GROUP G OCCUPANCIES

- 1201 GROUP G OCCUPANCY DEFINED**
- 1202 CONSTRUCTION, HEIGHT AND AREA ALLOWABLE**
- 1203 LOCATION ON PROPERTY**
- 1204 EGRESS FACILITIES**
- 1205 LIGHT AND VENTILATION**
- 1206 ENCLOSURE OF VERTICAL OPENINGS**
- 1207 SPECIAL HAZARDS**
- 1208 PLUMBING AND SANITATION**
- 1209 MIXED OCCUPANCY**

1201 GROUP G OCCUPANCY DEFINED

Group G Occupancy shall include mercantile and business uses as follows:

DIVISION 1: Mercantile occupancy shall include retail stores, shops, sales rooms, markets and similar uses.

DIVISION 2: Business occupancy, shall include office buildings, banks, civic-administration buildings, telephone exchanges, museums, art galleries, libraries and similar uses.

**SECTION 307
FACTORY-INDUSTRIAL OCCUPANCY–GROUP F**

307.1 Scope

307.1.1 Group F occupancy is use of a building or structure, or any portion thereof, for assembling, disassembling, repairing, fabricating, finishing, manufacturing, packaging or processing operations that are not otherwise classified in this code.

307.1.2 Group F occupancy shall include, among others, the occupancies listed in this section, but does not include buildings used principally for any purpose involving highly combustible, flammable or explosive products or materials.(See 308.)

- | | |
|---------------------|------------------|
| Assembly Plant | Mill |
| Factory | Processing Plant |
| Manufacturing Plant | |

307.1.3 Group F Special Purpose Factory-Industrial occupancy includes industrial operations in buildings designed for and suitable only for particular types of operations, characterized by a relatively low density of employee population, with much of the area occupied by machinery or equipment. Group F Special Purpose Factory-Industrial occupancy shall include, among others, the occupancies listed in this section.

- Steel Mills
- Paper Plant
- Generating Plant

307.1.4 Portions of Group F occupancy involving highly combustible, flammable or explosive products or materials shall be properly ventilated, protected and separated from the remainder of the building in accordance with the appropriate NFPA Standard or the entire building will be classified as Hazardous occupancy. (See 308.)

**SECTION 305
BUSINESS OCCUPANCY – GROUP B**

305.1 Scope.

305.1.1 Group B occupancy is the use of a building or structure, or any portion thereof, for office, professional, or service type transactions including normal accessory storage and the keeping of records and accounts.

305.1.2 Group B occupancy shall include, among others, the following:

Air traffic control towers (ARCTs)	Electronic data processing areas
Animal hospitals, kennels, pounds	Florists and nurseries
Automobile and other motor vehicle showrooms	General post offices
Automobile or other vehicle service stations	Greenhouses
Banks	Laboratories; testing and research (nonhazardous)
Barber shops	Laundries; pickup and delivery stations and self-service
Beauty shops	Bowling alleys-lane areas
Carwashes	Office buildings
City Halls	Outpatient clinics, ambulatory
Civic administration areas	Police stations
Clinics - outpatient	Print shops
College and university instructional buildings, classrooms, under 50 persons, and instructional laboratories	Professional services; attorney, dentists, physician, engineer, etc.
Courthouses	Radio and television stations
Dry cleaning; pick-up and delivery stations and self service	Telephone exchanges
Educational occupancies above the 12th grade	Town halls

305.1.3 Occupancy of any room or space for assembly purposes by fewer than 50 persons in a building or other occupancy and incidental to such other occupancy shall be classified as part of the other occupancy and shall be subject to the provisions applicable thereto.

Exception: Provisions of 403.1.3.4, 403.2, 403.3, 1019.10, 1019.11 and 3103 shall apply to buildings used for assembly purposes, regardless of occupant load.

305.1.4 Dry cleaning establishments using solvents which are nonflammable or nonflammable at ordinary temperatures and only moderately flammable at higher temperatures (Class IV System) shall be classified as Group B occupancy.

305.1.5 Sections 423(1) and (2) are applicable to State University Systems.

2004 Florida Building Code – Building

SECTION 306 FACTORY GROUP F

306.1 Factory Industrial Group F. Factory Industrial Group F occupancy includes, among others, the use of a building or structure, or a portion thereof, for assembling, disassembling, fabricating, finishing, manufacturing, packaging, repair or processing operations that are not classified as a Group H hazardous or Group S storage occupancy.

306.2 Factory Industrial F-1 Moderate-Hazard Occupancy. Factory industrial uses which are not classified as Factory Industrial F-2 Low Hazard shall be classified as F-1 Moderate Hazard and shall include, but not be limited to, the following:

- Aircraft
- Appliances
- Athletic equipment
- Automobiles and other motor vehicles
- Bakeries
- Beverages; over 12-percent alcohol content
- Bicycles
- Boats
- Brooms or brushes
- Business machines
- Cameras and photo equipment
- Canvas or similar fabric
- Carpets and rugs (includes cleaning)
- Clothing
- Construction and agricultural machinery
- Disinfectants
- Dry cleaning and dyeing
- Electric generation plants
- Electronics
- Engines (including rebuilding)
- Food processing
- Furniture
- Hemp products
- Jute products
- Laundries
- Leather products
- Machinery
- Metals

Millwork (sash & door)
Motion pictures and television filming (without spectators)
Musical instruments
Optical goods
Paper mills or products
Photographic film
Plastic products
Printing or publishing
Recreational vehicles
Refuse incineration
Shoes
Soaps and detergents
Textiles
Tobacco
Trailers
Upholstering
Wood; distillation
Woodworking (cabinet)

306.3 Factory Industrial F-2 Low-Hazard Occupancy. Factory industrial uses that involve the fabrication or manufacturing of noncombustible materials which during finishing, packing or processing do not involve a significant fire hazard shall be classified as F-2 occupancies and shall include, but not be limited to, the following:

Beverages; up to and including 12-percent alcohol content
Brick and masonry
Ceramic products
Foundries
Glass products
Gypsum
Ice
Metal products (fabrication and assembly)

306.4 Special purpose F-3. Factory-industrial occupancy includes industrial operations in buildings designed for and suitable only for particular types of operations, characterized by a relatively low density of employee population, with much of the area occupied by machinery or equipment. Group F-3 special purpose factory-industrial occupancy shall include, among others, the occupancies listed in this section: steel mills, paper plant and generating plant.

SECTION 304 BUSINESS GROUP B

304.1 Business Group B. Business Group B occupancy includes, among others, the use of a building or structure, or a portion thereof, for office, professional or service-type transactions, including storage of records and accounts. Business occupancies shall include, but not be limited to, the following:

Airport traffic control towers
Animal hospitals, kennels and pounds
Banks
Barber and beauty shops
Car wash
Civic administration
Clinic—outpatient
Dry cleaning and laundries; pick-up and delivery stations
and self-service
Educational occupancies above the 12th grade
Electronic data processing
Laboratories; testing and research
Motor vehicle showrooms
Post offices
Print shops
Professional services (architects, attorneys, dentists, physi-
cians, engineers, etc.)
Radio and television stations
Telephone exchanges

304.2 Sections 423(1) and 423(2) are applicable to community colleges.

2010 Florida Building Code – Building

SECTION 306 FACTORY GROUP F

306.1 Factory Industrial Group F.

Factory Industrial Group F occupancy includes, among others, the use of a building or structure, or a portion thereof, for assembling, disassembling, fabricating, finishing, manufacturing, packaging, repair or processing operations that are not classified as a Group H hazardous or Group S storage occupancy.

306.2 Factory Industrial F-1 Moderate-hazard Occupancy.

Factory industrial uses which are not classified as Factory Industrial F-2 Low Hazard shall be classified as F-1 Moderate Hazard and shall include, but not be limited to, the following:

- Aircraft (manufacturing, not to include repair)
- Appliances
- Athletic equipment
- Automobiles and other motor vehicles
- Bakeries
- Beverages: over 16-percent alcohol content
- Bicycles
- Boats
- Brooms or brushes
- Business machines
- Cameras and photo equipment
- Canvas or similar fabric
- Carpets and rugs (includes cleaning)
- Clothing
- Construction and agricultural machinery
- Disinfectants
- Dry cleaning and dyeing
- Electric generation plants
- Electronics
- Engines (including rebuilding)
- Food processing
- Furniture
- Hemp products
- Jute products
- Laundries
- Leather products
- Machinery
- Metals
- Millwork (sash and door)
- Motion pictures and television filming (without spectators)

Musical instruments
Optical goods
Paper mills or products
Photographic film
Plastic products
Printing or publishing
Recreational vehicles
Refuse incineration
Shoes
Soaps and detergents
Textiles
Tobacco
Trailers
Upholstering
Wood; distillation
Woodworking (cabinet)

306.3 Factory Industrial F-2 Low-hazard Occupancy.

Factory industrial uses that involve the fabrication or manufacturing of noncombustible materials which during finishing, packing or processing do not involve a significant fire hazard shall be classified as F-2 occupancies and shall include, but not be limited to, the following:

Beverages: up to and including 16-percent alcohol content
Brick and masonry
Ceramic products
Foundries
Glass products
Gypsum
Ice
Metal products (fabrication and assembly)

306.4 Special purpose F-3.

Factory-industrial occupancy includes industrial operations in buildings designed for and suitable only for particular types of operations, characterized by a relatively low density of employee population, with much of the area occupied by machinery or equipment. Group F-3 special purpose factory-industrial occupancy shall include, among others, the occupancies listed in this section: steel mills, paper plants and generating plants.

**SECTION 304
BUSINESS GROUP B**

304.1 Business Group B.

Business Group B occupancy includes, among others, the use of a building or structure, or a portion thereof, for office, professional or service-type transactions, including storage of records and accounts. Business occupancies shall include, but not be limited to, the following:

Airport traffic control towers
Ambulatory health care facilities
Animal hospitals, kennels and pounds
Banks

Barber and beauty shops
Car wash
Civic administration
Clinic—outpatient
Dry cleaning and laundries: pick-up and delivery stations and self-service
Educational occupancies for students above the 12th grade
Electronic data processing
Laboratories: testing and research
Motor vehicle showrooms
Post offices
Print shops
Professional services (architects, attorneys, dentists, physicians, engineers, etc.)
Radio and television stations
Telephone exchanges
Training and skill development not within a school or academic program

304.1.1 Definitions.

The following words and terms shall, for the purposes of this section and as used elsewhere in this code, have the meanings shown herein.

CLINIC, OUTPATIENT. Buildings or portions thereof used to provide medical care on less than a 24-hour basis to individuals who are not rendered incapable of self-preservation by the services provided.

304.2

Public and private colleges and universities shall comply with Section 443.

304.3

Florida colleges shall comply with Section 423.

2020 Florida Building Code – Building

SECTION 306 FACTORY GROUP F

306.1 Factory Industrial Group F.

Factory Industrial Group F occupancy includes, among others, the use of a building or structure, or a portion thereof, for assembling, disassembling, fabricating, finishing, manufacturing, packaging, repair or processing operations that are not classified as a Group H hazardous or Group S storage occupancy.

306.2 Moderate-hazard factory industrial, Group F-1.

Factory industrial uses that are not classified as Factory Industrial F-2 Low Hazard shall be classified as F-1 Moderate Hazard and shall include, but not be limited to, the following:

- Aircraft (manufacturing, not to include repair)
- Appliances

Athletic equipment
Automobiles and other motor vehicles
Bakeries
Beverages: over 16-percent alcohol content
Bicycles
Boats
Brooms or brushes
Business machines
Cameras and photo equipment
Canvas or similar fabric
Carpets and rugs (includes cleaning)
Clothing
Construction and agricultural machinery
Disinfectants
Dry cleaning and dyeing
Electric generation plants
Electronics
Engines (including rebuilding)
Food processing establishments and commercial kitchens not associated with restaurants, cafeterias and similar dining facilities more than 2,500 square feet (232 m²) in area.
Furniture
Hemp products
Jute products
Laundries
Leather products
Machinery
Metals
Millwork (sash and door)
Motion pictures and television filming (without spectators)
Musical instruments
Optical goods
Paper mills or products
Photographic film
Plastic products
Printing or publishing
Recreational vehicles
Refuse incineration
Shoes
Soaps and detergents
Textiles
Tobacco
Trailers
Upholstering
Wood; distillation
Woodworking (cabinet)

306.3 Low-hazard factory industrial, Group F-2.

Factory industrial uses that involve the fabrication or manufacturing of noncombustible materials that during finishing, packing or processing do not involve a significant fire hazard shall be classified as F-2 occupancies and shall include, but not be limited to, the following:

- Beverages: up to and including 16-percent alcohol content
- Brick and masonry
- Ceramic products
- Foundries
- Glass products
- Gypsum
- Ice
- Metal products (fabrication and assembly)

**SECTION 304
BUSINESS GROUP B**

304.1 Business Group B.

Business Group B occupancy includes, among others, the use of a building or structure, or a portion thereof, for office, professional or service-type transactions, including storage of records and accounts. Business occupancies shall include, but not be limited to, the following:

- Airport traffic control towers
- Ambulatory care facilities*
- Animal hospitals, kennels and pounds
- Banks
- Barber and beauty shops
- Car wash
- Civic administration
- Clinic, outpatient*
- Dry cleaning and laundries: pick-up and delivery stations and self-service
- Educational occupancies for students above the 12th grade
- Electronic data processing
- Food processing establishments and commercial kitchens not associated with restaurants, cafeterias and similar dining facilities not more than 2,500 square feet (232 m²) in area.
- Laboratories: testing and research
- Motor vehicle showrooms
- Post offices
- Print shops
- Professional services (architects, attorneys, dentists, physicians, engineers, etc.)
- Radio and television stations
- Telephone exchanges
- Training and skill development not in a school or academic program (this shall include, but not be limited to, tutoring centers, martial arts studios, gymnastics and similar uses regardless of the ages served, and where not classified as a Group A occupancy).

304.2 Definitions.

The following terms are defined in Chapter 2:

AMBULATORY CARE FACILITY.

CLINIC, OUTPATIENT.

304.3

Public and private colleges and universities shall comply with Section 468.

304.4

Florida colleges shall comply with Section 453.

2010 Florida Building Code – Existing Building: Change of Occupancy

CHAPTER 9 CHANGE OF OCCUPANCY

SECTION 901 GENERAL

901.1 Scope.

The provisions of this chapter shall apply where a *change of occupancy* occurs, as defined in Section 202, including:

1. Where the occupancy classification is not changed, or
2. Where there is a change in occupancy classification or the occupancy group designation changes.

901.2 Change in occupancy with no change of occupancy classification.

A change in occupancy, as defined in Section 202, with no *change of occupancy* classification shall not be made to any structure that will subject the structure to any special provisions of the applicable *Florida Building Code*, including the provisions of Sections 902 through 911, without the approval of the code official. A certificate of occupancy shall be issued where it has been determined that the requirements for the change in occupancy have been met.

901.2.1 Repair and alteration with no change of occupancy classification.

Any *repair or alteration* work undertaken in connection with a *change of occupancy* that does not involve a *change of occupancy* classification shall conform to the applicable requirements for the work as classified in Chapter 4 and to the requirements of Sections 902 through 911.

Exception: As modified in Section 1105 for historic buildings.

901.3 Change of occupancy classification.

Where the occupancy classification of a building changes, the provisions of Sections 902 through 912 shall apply. This includes a *change of occupancy* classification within a group as well as a *change of occupancy* classification from one group to a different group.

901.3.1 Partial change of occupancy classification.

Where a portion of an *existing building* is changed to a new occupancy classification, Section 912 shall apply.

901.4 Certificate of occupancy required.

A certificate of occupancy shall be issued where a *change of occupancy* occurs that results in a different occupancy classification as determined by the *Florida Building Code, Building*.

SECTION 904 FIRE PROTECTION

904.1 General.

Fire protection requirements of Section 912 shall apply where a building or portions thereof undergo a *change of occupancy* classification.

SECTION 912 CHANGE OF OCCUPANCY CLASSIFICATION

912.1 General.

The provisions of this section shall apply to buildings or portions thereof undergoing a change of occupancy classification. This includes a change of occupancy classification within a group as well as a change of occupancy classification from one group to a different group. Such buildings shall also comply with Sections 902 through 911. The application of requirements for the change of occupancy shall be as set forth in Sections 912.1.1 through 912.1.4. A change of occupancy, as defined in Section 202, without a corresponding change of occupancy classification shall comply with Section 901.2.

912.1.1 Compliance with Chapter 8.

The requirements of Chapter 8 shall be applicable throughout the building for the new occupancy classification based on the separation conditions set forth in Sections 912.1.1.1 and 912.1.1.2.

912.1.1.1 Change of occupancy classification without separation.

Where a portion of an *existing building* is changed to a new occupancy classification and that portion is not separated from the remainder of the building with a fire-rated wall/ceiling having a fire-resistance rating as required in the *Florida Building Code, Building* for the separate occupancy, the entire building shall comply with all of the requirements of Chapter 8 applied throughout the building for the most restrictive occupancy classification in the building and with the requirements of this chapter.

912.1.1.2 Change of occupancy classification with separation.

Where a portion of an *existing building* that is changed to a new occupancy classification and that portion is separated from the remainder of the building with fire barriers having a fire-resistance rating as required in the *Florida Building Code, Building* for the separate occupancy, that portion shall comply with all the requirements of Chapter 8 for the new occupancy classification and with the requirements of this chapter.

912.1.2 Fire protection and interior finish.

The provisions of Sections 912.2 and 912.3 for fire protection and interior finish, respectively, shall apply to all buildings undergoing a change of occupancy classification.

912.1.3 Change of occupancy classification based on hazard category.

The relative degree of hazard between different occupancy classifications shall be determined in accordance with the category specified in Tables 912.4, 912.5 and 912.6. Such a determination shall be the basis for the application of Sections 912.4 through 912.7.

912.1.4 Accessibility.

All buildings undergoing a *change of occupancy* classification shall comply with Section 912.8.

912.2 Fire protection systems.

Fire protection systems shall be provided in accordance with Sections 912.2.1 and 912.2.2.

912.2.1 Fire sprinkler system.

Where a change in occupancy classification occurs that requires an automatic fire sprinkler system to be provided based on the new occupancy in accordance with Chapter 9 of the *Florida Building Code, Building*, such system shall be provided throughout the area where the *change of occupancy* occurs.

912.2.2 Fire alarm and detection system.

Where a change in occupancy classification occurs that requires a fire alarm and detection system to be provided based on the new occupancy in accordance with Chapter 9 of the *Florida Building Code, Building*, such system shall be provided throughout the area where the *change of occupancy* occurs. Existing alarm notification appliances shall be automatically activated throughout the building. Where the building is not equipped with a fire alarm system, alarm notification appliances shall be provided throughout the area where the *change of occupancy* occurs and shall be automatically activated.

2020 Florida Building Code – Existing Building: Change of Occupancy

CHAPTER 10 CHANGE OF OCCUPANCY

SECTION 1001 GENERAL

1001.1 Scope.

The provisions of this chapter shall apply where a *change of occupancy* occurs, as defined in Section 202.

1001.2 Certificate of occupancy.

A change of occupancy or a change of occupancy within a space where there is a different fire protection system threshold requirement in Chapter 9 of the *Florida Building Code, Building* shall not be made to any structure without the approval of the *code official*. A certificate of occupancy shall be issued where it has been determined that the requirements for the change of occupancy have been met.

1001.2.1 Change of use.

Any work undertaken in connection with a change in use that does not involve a *change of occupancy* classification or a change to another group within an occupancy classification shall conform to the applicable requirements for the work as classified in **Chapter 6 and to the requirements of Sections 1002 through 1011.**

Exception: As modified in Section 1205 for *historic buildings*.

1001.2.2 Change of occupancy classification or group.

Where the occupancy classification of a building changes, the provisions of Sections 1002 through 1012 shall apply. This includes a *change of occupancy* classification and a change to another group within an occupancy classification.

1001.2.2.1 Partial change of occupancy.

Where the occupancy classification or group of a portion of an *existing building* is changed, Section 1012 shall apply.

1001.3 Certificate of occupancy required.

A certificate of occupancy shall be issued where a *change of occupancy* occurs that results in a different occupancy classification as determined by the *Florida Building Code, Building*.

SECTION 1004 FIRE PROTECTION

1004.1 General.

Fire protection requirements of Section 1012 shall apply where a building or portions thereof undergo a *change of occupancy* classification or where there is a change of occupancy within a space where there is a different fire protection system threshold requirement in Chapter 9 of the *Florida Building Code, Building*.

SECTION 1012 CHANGE OF OCCUPANCY CLASSIFICATION

1012.1 General.

The provisions of this section shall apply to buildings or portions thereof undergoing a change of occupancy classification. This includes a change of occupancy classification within a group as well as a change of occupancy classification from one group to a different group or where there is a change of occupancy within a space where there is a different fire protection system threshold requirement in Chapter 9 of the *Florida Building Code, Building*. Such buildings shall also comply with Sections 1002 through 1011. The application of requirements for the change of occupancy shall be as set forth in Sections 1012.1.1 through 1012.1.4. A *change of occupancy*, as defined in Section 202, without a corresponding change of occupancy classification shall comply with Section 1001.2.

1012.1.1 Compliance with Chapter 9.

The requirements of Chapter 9 shall be applicable throughout the building for the new occupancy classification based on the separation conditions set forth in Sections 1012.1.1.1 and 1012.1.1.2.

1012.1.1.1 Change of occupancy classification without separation.

Where a portion of an *existing building* is changed to a new occupancy classification or where there is a change of occupancy within a space where there is a different fire protection system threshold requirement in Chapter 9 of the *Florida Building Code, Building*, and that portion is not separated from the remainder of the building with fire barriers having a fire-resistance rating as required in the *Florida Building Code, Building* for the separate occupancy, the entire building shall comply with all of the requirements of Chapter 9 applied throughout the building for the most restrictive occupancy classification in the building and with the requirements of this chapter.

1012.1.1.2 Change of occupancy classification with separation.

Where a portion of an *existing building* is changed to a new occupancy classification or where there is a change of occupancy within a space where there is a different fire protection system threshold requirement in Chapter 9 of the *Florida Building Code, Building*, and that portion is separated from the remainder of the building with fire barriers having a fire-resistance rating as required in the *Florida Building Code, Building* for the separate occupancy, that portion shall comply with all of the requirements of Chapter 9 for the new occupancy classification and with the requirements of this chapter.

1012.1.2 Fire protection and interior finish.

The provisions of Sections 1012.2 and 1012.3 for fire protection and interior finish, respectively, shall apply to all buildings undergoing a change of occupancy classification.

1012.1.3 Change of occupancy classification based on hazard category.

The relative degree of hazard between different occupancy classifications shall be determined in accordance with the categories specified in Tables 1012.4, 1012.5 and 1012.6. Such a determination shall be the basis for the application of Sections 1012.4 through 1012.7.

1012.1.4 Accessibility.

All buildings undergoing a change of occupancy classification shall comply with Section 1012.8.

1012.2 Fire protection systems.

Fire protection systems shall be provided in accordance with Sections 1012.2.1 and 1012.2.2.

1012.2.1 Fire sprinkler system.

Where a change in occupancy classification occurs or where there is a change of occupancy within a space where there is a different fire protection system threshold requirement in Chapter 9 of the *Florida Building Code, Building* that requires an automatic fire sprinkler system to be provided based on the new occupancy in accordance with Chapter 9 of the *Florida Building Code, Building*, such system shall be provided throughout the area where the *change of occupancy* occurs.

1012.2.2 Fire alarm and detection system.

Where a change in occupancy classification occurs or where there is a change of occupancy within a space where there is a different fire protection system threshold requirement in Chapter 9 of the *Florida Building Code, Building* that requires a fire alarm and detection system to be provided based on the new occupancy in accordance with Chapter 9 of the *Florida Building Code, Building*, such system shall be provided throughout the area where the *change of occupancy* occurs. Existing alarm notification appliances shall be automatically activated throughout the building. Where the building is not equipped with a fire alarm system, alarm notification appliances shall be provided throughout the area where the *change of occupancy* occurs in accordance with Section 907 of the *Florida Building Code, Building* as required for new construction.

Appeal 23-01



Broward County Board of Rules & Appeals

955 South Federal Highway, Suite 401
Fort Lauderdale, Florida 33316
Phone 954-765- 4500
Fax 954-765- 4504

<http://www.broward.org/codeappeals>

Appeal Application Please Type or Print Information

Appellant Representative Information:

Name Accent Closets, Inc. c/o Abrams Law Firm, P.A.
 Address 888 SE 3rd Ave, Suite 400
 City/State Fort Lauderdale, FL 33316
 Business/Profession Closet manufacture and install
 Phone 954-332-2358 Fax _____
 E-mail Address rabrams@abrams-law.com

<i>Office Use Only</i>	
Date of Receipt:	_____
Appeal #	_____
Hearing Date	_____
Notice Mailed	_____
Code in Effect	_____
Electrical	_____
Fire Code	_____
Mechanical	_____
Plumbing	_____
Structural	_____
Alternate Material	_____
Alternate Method	_____

Project Information:

Address 2266 NW 30 Place, Bay 5, Pompano Beach, FL
 Type of Construction Existing warehouse bay 5
 Height of Building one story
 Square Footage per Floor bay 5 warehouse floor area: 5,956 sq. ft.
 Permit Number 22-5056
 Permit Application Date 6/13/2023
 Group of Occupancy F-1
 Number of Stories one

We, the undersigned, appeal the decision of the Building/Fire Code Official of Pompano Beach as it pertains

to Chapter 2, Section 202, of the (check one) South Florida Building Code / Florida Building Code / Florida Fire Prevention Code, / Other 903.2.4.1, FBC, and as stated in, as applicable to Broward County. (Attach copy of relevant Code sections). attached narrative

Note: The Board shall base their decision upon the section(s) of the Code you have indicated above. If these are in error, you will be required to re-submit your appeal.

The Board is not authorized to grant variances from the Code.

Summary of appeal (attach additional sheets as necessary):

See attached narrative.

Results desired (attach additional sheets as necessary):

reversal of final determination of change of occupancy by building official, and as further requested in attached narrative.

Note: Exhibits intended for distribution to the Board, supporting the appeal, must be submitted with the appeal. No additional material shall be passed out at the appeal hearing. A letter from the Building Official rejecting the applicant's appeal must be included in the appeal packet submitted to the Board of Rules and Appeals

Appellant Name (Please print) Ryan Abrams, Esq.

Appellant Signature



888 SE 3rd Ave., Suite 400
Fort Lauderdale, FL 33316
Office: 954.332.2358
Email: rabrums@abrams-law.com
Website: www.abrams-law.com

5/23/2023

VIA EMAIL (rulesboard@broward.org)
The Broward County Board of Rules and Appeals
c/o Dr. Ana C. Barbosa, Administrative Director
1 N. University Drive, Suite 3500B
Plantation, FL 33324

**RE: Accent Closets – 2266 SW 30 Place, Pompano Beach, FL (the “Property”)
Building permit no. 22-5056**

To whom it may concern:

This firm represents Accent Closets, Inc. (“Accent Closets”), the building permit applicant and tenant at the above Property. Accent Closets has a permit application pending with the city for interior renovations including steel racking, machinery, electrical connections, and a work sink. The life safety plan submitted with the permit application is attached as **Exhibit “A”**. The permit was rejected and has gone through multiple comment cycles. The application has been pending since June 2022. The City of Pompano Beach (“City”) Building Official issued a final determination on April 9, 2023, finding that the permit application amounts to a “change of occupancy” and new code provisions require automatic fire sprinklers for woodworking operations exceeding 2,500 square feet. The building official’s letter is attached as **Exhibit “B”**, as is referred to herein as the “Letter”. Accent Closets now appeals the building official’s decision to the Board of Rules and Appeals as detailed further below.

Background

Accent Closets manufactures and installs closet furniture from prefabricated particle board parts. Accent Closets moved into the Property in or around July 2013. Before signing the lease, Accent Closets took steps to ensure the City had no objections to its intended use of the Property. Accent Closets requested a voluntary fire inspection of the Property. The first inspection was conducted by inspector Rick Hall on May 16, 2013. Inspector Hall returned for another inspection after Accent Closets moved in, and no additional issues were noted. Annual fire inspections have been conducted each year since moving in. For reference, copies of fire inspection reports from 2013 and 2016 are attached as **Exhibit “C”**.

Accent Closets also applied for a zoning use certificate. The City issued Accent Closets a zoning use certificate and business tax receipt, which characterized the business as “manufacture and install closets”. The zoning use certificate is attached as **Exhibit “D”**. While use certificates are not always relevant to building code issues, this is not the case with Pompano Beach. Per the

City's Code, the zoning use certificate is confirmation by the City that a use "complies with all applicable standards of this Code, Florida Building Code and Florida Fire Prevention Code." Code Sec. 155.2414. D. Accent Closets' use of the property has not changed since the zoning use certificate was issued in 2013. Accent Closets moved to the Property in 2013. It renewed its lease in 2019 for a 5-year term in reliance on the zoning use certificate.

The dispute with the city on sprinklers began in July 2021, when Accent Closets received a failed fire inspection report. The inspector concluded that an automatic sprinkler system was required by the life safety code. The July 2021 fire inspection report is attached as **Exhibit "E"**. There is no automatic sprinkler system at the Property, nor is there believed to be a fire line that would allow for sprinklers to be installed.

Accent Closets contested the issue with the Fire Prevention division. The undersigned counsel attempted to find a resolution and coordinated with the City to allow inspection of the property in October 2021. Following the inspection, the city alleged that interior alterations had been carried out at the Property that required permits. The changes consisted primarily of adding machinery such as a multifunction saw, and installing a work sink, electrical connections, and steel racks. Accent Closets disputed that a permit was required. Meanwhile, Accent Closets attempted to appeal the sprinklers issue to BORA on March 28, 2022. Then, the City initiated a code enforcement case for alleged unpermitted work. Soon after, BORA determined that the sprinklers issue was not yet ripe for review.

Accent Closets applied for a building permit in or around June 2022. The Fire Prevention division maintained its position that sprinklers are required and rejected the permit application. The Building Division added a rejection comment stating that sprinklers are also required under the Florida Building Code ("FBC"). We contested these comments. By March 2023, Fire Prevention conditionally approved the plans. However, as stated in the Letter, the Building Official issued a final determination requiring installation of automatic sprinklers and concluded that the use is a "change of occupancy".

At this juncture, the City will not issue the permit unless fire sprinklers are installed. Accent Closets cannot install automatic fire sprinklers without a fire line, in a building it does not own. Further, Accent Closets cannot enclose a fire area smaller than 2,500 sq. ft. as it would restrict movement and access to the machinery in a way that would negatively impact the operation of its business.

Issues Appealed and Reasons for Reversal

The Building Official made the following final determinations as stated in the Letter: (1) Accent Closets' use of the Property is one that is not listed within the F-1 occupancy group and requires reclassification to a different occupancy group; and (2) Accent Closets' use of the Property includes woodworking operations on a floor area exceeding 2,500 square feet. Each determination is addressed separately below.

A. Reversal of the building official’s change of use determination is required because Accent Closets’ use does not require change of the occupancy classification or group within a classification.

As the building official stated in the Letter, a change of occupancy triggers the application of current building code requirements to the structure if there is a “change of occupancy classification [or] a change to another group within an occupancy classification”. (Letter, pg. 3); *see also* Section 1012, 2020 FBC, Existing Buildings. The structure at the Property is classified on the certificate of occupancy as “F-1”, which includes the following uses: furniture, machinery, woodworking (cabinet). Sec. 306, FBC, *Buildings*. The certificate of occupancy is attached as **Exhibit “F”**. Accent Closets’ use is consistent with the uses listed under F-1 and does not require a new classification nor a different group within the Group F classification. The city permitted Accent Closets to move into the structure for “manufacture and install closets” in 2013, and there has been no change of use since that time. (Exhibit D)

The building official based his decision on the list of uses under the Group F occupancy in 1986, when the building was constructed.¹ (Letter, pg. 2). This was improper. The building official disregards that the city allowed Accent Closets to take occupancy in the structure in 2013. A change of occupancy is determined based on how uses are classified under the current building code. Sec. 1012, 2020 FBC, Existing Buildings; Sec. 202, FBC, Buildings. The only relevant inquiry is whether the group or classification must change to accommodate the use. If not, then it is clearly not a change of occupancy as defined in Section 202 of FBC, and 1012 of the FBC, *Existing Buildings*. There has been no change of use since 2013.

Additionally, as stated, the City issued a zoning use certificate to Accent Closets in 2013, which cannot be granted unless the city has “competent substantial evidence in the record that the new use...complies with all applicable standards of this Code, Florida Building Code...” Code Sec. 155.2414. D. The City cannot in good faith now reverse position and call it a change of occupancy. The use has all along been “closet manufacturing and installation” as originally approved by the City. The City’s Code requires determinations of the need for a change of occupancy to be made prior to issuance of the zoning use certificate. *Id.* The City followed that procedure and is bound by its initial determination of compliance with the building code.

In sum, Accent Closets is not required to undergo a change of occupancy for the F-1 structure at the Property. The certificate of occupancy designates the property as F-1, and it will remain F-1 as is consistent with the use, which has not changed since 2013.

¹ The Building Official did not consider that there was no automatic fire sprinkler requirement applicable to Group F in 1986, including woodworking.

B. The building official’s decision to require installation of automatic sprinklers must be reversed because the alleged “woodworking” operations are not large enough to trigger sec. 903.2.4.1, FBC.

The woodworking operations on the property do not exceed 2,500 sq. ft. of floor area. The plans show 1,319 sq. ft. of floor area dedicated to the cutting of wood products. (Letter, Ex. 12). The Building Official contends that the floor area of operations refers to “fire area”. (Letter, pg. 5). However, this contradicts Rule 903.2.4.1. This provision applies to “woodworking *operations* in excess of 2,500 sq. ft.” (Letter, pg. 4) (emphasis added). The International Code Council and the International Building Council, which drafted Rule 903.2.4.1, gives the following commentary to explain how the provision is to be applied:

“The extent of sprinkler coverage is only intended to be for the Group F-1 occupancy involved in the woodworking activity. If the fire area is larger than 2,500 square feet but the woodworking area is 2,500 square feet or less, sprinklers are not required.”

Rule 903.2.4.1 was drafted by the IBC and has been adopted without changes in the Florida Building Code. (**Exhibit G**). If the operations are under 2,500 square feet, then regardless of the fire area size, the “particle concentrations” are not expected to reach “the explosive range”.

Conclusion

Accent Closets has not proposed a change of occupancy as defined in Section 1012, FBC, *Existing Buildings*, nor is there a basis to require automatic sprinklers under Section 903.2.4.1, FBC, *Buildings*. The occupancy classification will remain F-1 and has not changed since Accent Closets took occupancy in 2013 with the city’s permission. Further, to the extent there is “woodworking” at the Property, these operations do not exceed 2,500 square feet of floor area as demonstrated by Accent Closets’ life safety plan. Thus, the building officials’ conclusions stated in the Letter must be reversed.

Sincerely,
/s/ Ryan Abrams
Ryan Abrams, Esq.

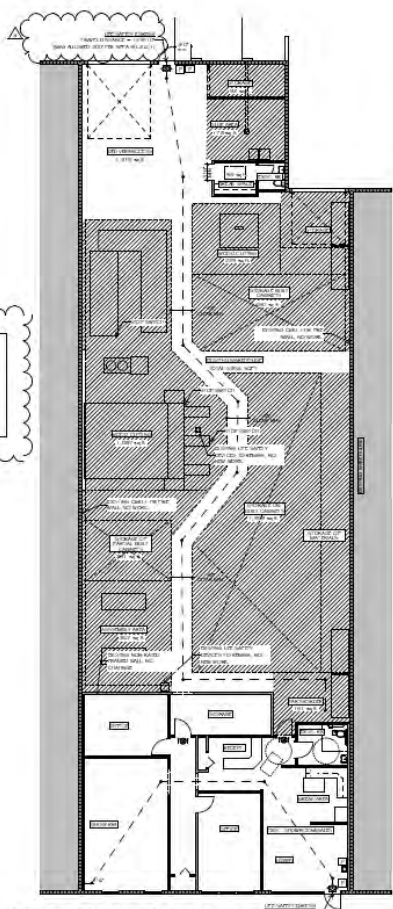
CC:

Chuck Kramer

EXHIBIT A



LIFE SAFETY PLAN NOTES	
CEILING HEIGHT	10'0" (MIN)
FLOOR FINISH	1" (MIN)
CEILING FINISH	1" (MIN)
WALL FINISH	1" (MIN)
DOOR FINISH	1" (MIN)
STAIR FINISH	1" (MIN)
CONCRETE	4" (MIN)
REINFORCED CONCRETE	4" (MIN)



PROPOSED LIFESAFETY PLAN

NO.	DESCRIPTION	AREA	TYPE	STATUS	DATE
1	REVISION	...	...	...	...

NOTE: THESE ARE TO BE COMPLETED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.

NO.	DESCRIPTION	AREA	TYPE	STATUS	DATE
1	REVISION	...	...	...	...

NOTE: THESE ARE TO BE COMPLETED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.

NO.	DESCRIPTION	AREA	TYPE	STATUS	DATE
1	REVISION	...	...	...	...

NOTE: THESE ARE TO BE COMPLETED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.

LEGEND

- REINFORCED CONCRETE WALL (PER ARCHITECTURAL)
- NON-STRUCTURAL WALL (PER ARCHITECTURAL)
- GLASS WALL (PER ARCHITECTURAL)
- GLASS PARTITION (PER ARCHITECTURAL)
- GLASS DOOR (PER ARCHITECTURAL)
- GLASS WINDOW (PER ARCHITECTURAL)
- GLASS CURTAIN WALL (PER ARCHITECTURAL)
- GLASS BALCONY (PER ARCHITECTURAL)
- GLASS STAIR (PER ARCHITECTURAL)
- GLASS ELEVATOR (PER ARCHITECTURAL)
- GLASS RAMP (PER ARCHITECTURAL)
- GLASS SIGNAGE (PER ARCHITECTURAL)
- GLASS FENCE (PER ARCHITECTURAL)
- GLASS RAILING (PER ARCHITECTURAL)
- GLASS PARTITION (PER ARCHITECTURAL)
- GLASS DOOR (PER ARCHITECTURAL)
- GLASS WINDOW (PER ARCHITECTURAL)
- GLASS CURTAIN WALL (PER ARCHITECTURAL)
- GLASS BALCONY (PER ARCHITECTURAL)
- GLASS STAIR (PER ARCHITECTURAL)
- GLASS ELEVATOR (PER ARCHITECTURAL)
- GLASS RAMP (PER ARCHITECTURAL)
- GLASS SIGNAGE (PER ARCHITECTURAL)
- GLASS FENCE (PER ARCHITECTURAL)
- GLASS RAILING (PER ARCHITECTURAL)

NOTES

- FOR GLASS PARTITIONS AND DOORS, THE FOLLOWING REQUIREMENTS SHALL BE OBSERVED:
 - 1.1. THE GLASS SHALL BE 1/2" THICK AND SHALL BE ANGLER'S GLASS.
 - 1.2. THE GLASS SHALL BE 48" HIGH AND SHALL BE 48" WIDE.
 - 1.3. THE GLASS SHALL BE 48" HIGH AND SHALL BE 48" WIDE.
 - 1.4. THE GLASS SHALL BE 48" HIGH AND SHALL BE 48" WIDE.
 - 1.5. THE GLASS SHALL BE 48" HIGH AND SHALL BE 48" WIDE.
 - 1.6. THE GLASS SHALL BE 48" HIGH AND SHALL BE 48" WIDE.
 - 1.7. THE GLASS SHALL BE 48" HIGH AND SHALL BE 48" WIDE.
 - 1.8. THE GLASS SHALL BE 48" HIGH AND SHALL BE 48" WIDE.
 - 1.9. THE GLASS SHALL BE 48" HIGH AND SHALL BE 48" WIDE.
 - 1.10. THE GLASS SHALL BE 48" HIGH AND SHALL BE 48" WIDE.
- FOR GLASS PARTITIONS AND DOORS, THE FOLLOWING REQUIREMENTS SHALL BE OBSERVED:
 - 2.1. THE GLASS SHALL BE 1/2" THICK AND SHALL BE ANGLER'S GLASS.
 - 2.2. THE GLASS SHALL BE 48" HIGH AND SHALL BE 48" WIDE.
 - 2.3. THE GLASS SHALL BE 48" HIGH AND SHALL BE 48" WIDE.
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 - 2.8. THE GLASS SHALL BE 48" HIGH AND SHALL BE 48" WIDE.
 - 2.9. THE GLASS SHALL BE 48" HIGH AND SHALL BE 48" WIDE.
 - 2.10. THE GLASS SHALL BE 48" HIGH AND SHALL BE 48" WIDE.

ACCENT CLOSETS LIFESAFETY PLAN

DATE: 03/23/2023

SCALE: 1/8" = 1'-0"

NOTES

- FOR GLASS PARTITIONS AND DOORS, THE FOLLOWING REQUIREMENTS SHALL BE OBSERVED:
 - 1.1. THE GLASS SHALL BE 1/2" THICK AND SHALL BE ANGLER'S GLASS.
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 - 2.10. THE GLASS SHALL BE 48" HIGH AND SHALL BE 48" WIDE.

EXHIBIT B



DEPARTMENT OF DEVELOPMENT SERVICES
CITY OF POMPANO BEACH
BUILDING INSPECTIONS DIVISION
100 West Atlantic Boulevard - Room 360

April 9, 2023

Ryan Abrams, Esq.
Abrams Law Firm, P.A.
888 SE 3rd Avenue, Suite 400
Fort Lauderdale, FL 33316

Re: Change of Use determination on Permit Application No. 22-5056 ("Permit")
Accent Closets Inc. ("Accent")
2266 NW 30th Place, Pompano Beach (the "Property")

Dear Mr. Abrams

This responds to your email dated February 2, 2023 (**Exhibit 1**) wherein you seek clarification regarding why Accent is required to bring the entire Property up to current Code (rather than just the new work proposed under the Permit), if Accent is not changing the occupancy classification.

By way of background, Accent is the tenant at this 7,712 sq. ft. bay situated within an approximately 50,000 sq. ft. warehouse owned by Colt South Florida Owner LP, a New Jersey limited partnership. A copy of the layout depicted in the proposed Life Safety Plan submitted as part of the Application Package for the Permit is attached as **Exhibit 2**.

Records maintained by the City's Business Tax Receipts Division (**Exhibit 3**) reveal the tenants at the Property were masonry companies from 2002-2009. From 2013 to present, the Property has been occupied by Accent, a cabinet manufacturing/wood-working shop.

For your further reference, applicable Building Code provisions used to make this Change of Use determination are summarized below and particularly relevant provisions have been underlined. Note this determination is not intended to address plan review comments under the Permit, it is strictly a determination of the Change of Use.

The 1986 South Florida Building Code (“1986 SFBC”)

In 1986 the City issued the enclosed Certificate of Occupancy (the “CO” attached as **Exhibit 4**) on the Property. The Occupancy Group on the CO was classified as Factory (F) Division (1) (collectively, “F-1”) and did not require an automatic sprinkler system. Chapter 11 of the 1986 SFBC, *Requirements of Group F Occupancies* (**Exhibit 5**), defined Group F Occupancy as the storage and industrial uses set forth below.

Division (1): Storage Occupancy shall include warehouses, storage buildings, freight depots, public garages of any size where repair work is done, parking garages for more than 4 cars, gasoline service stations, aircraft hangers or similar uses.

Division (2): Industrial Occupancy shall include factories, assembly and manufacturing plants, processing mills, laboratories, loft buildings, creameries, laundries, ice plants, sawmills, planing mills, box factories, wood-working shops with fixed or portable power equipment or tools exceeding a combined total of 20 H.P. and other similar uses.

It is important to note the F-1 occupancy group was the less restrictive of the two Divisions under the 1986 SFBC. The F-1 occupancy group listed on the CO when issued in 1986 did not require an automatic fire sprinkler system. From 2002-2009 the tenants at the Property were masonry companies. From 2013 to present, Accents has utilized the Property as a cabinet manufacturing/woodworking shop, an occupancy specifically identified as a Division 2 Occupancy Group. See also Chapter 11, *Special Hazards*, § 1107.1 (**Exhibit 5**), Chapter 38, *Fire Extinguishing Apparatus* (**Exhibit 6**) and Chapter 31, *Means of Egress*.

The relevant subsection of Chapter 38 is excerpted below.

...

3801.3, Requirements Based on Occupancy, Automatic Fire Sprinkler Systems

...

- (e) Group F Occupancies: approved automatic sprinkler systems shall be installed:
- (1) In buildings or within fire divisions of Group F, Division 1, Occupancy (other than parking garages) one and two stories in height used for the sale or storage of combustible goods or merchandise and exceeding 20,000 sq. ft. per floor in area.
 - (2) In buildings or within fire divisions of Group F, Division 1, Occupancy (other than parking garages) three or more stories in height used for the sale or storage of combustible goods or merchandise and exceeding 10,000 sq. ft. per floor in area.

...

- (4) In buildings of Group F, Division 2, Occupancy used for shops, plants, or factories where loose combustible fibers, chips, shavings and dust are produced or generated and such buildings are over one story in height, or:
 - (aa) In such buildings of mixed occupancies exceeding 8,000 sq. ft. per floor, or
 - (bb) In such buildings one story in height and exceeding 15,000 sq. ft. in floor area.

...

The 2020 Florida Building Code, Existing Buildings, 7th Edition (“2020 FBC, Existing Buildings”)

Section 202, *General Definitions* (**Exhibit 7**)

...

[A] Change of Occupancy. A change of the use of a building or a portion of a building which results in any of the following:

- (1) A change of occupancy classification.
- (2) A change of one group to another group within an occupancy classification.
- (3) Any change in use within a group for which there is a change in the application of the requirements of this code.

...

Deflagration: An exothermic reaction, such as the extremely rapid oxidation of a flammable dust or vapor in the air, in which the reaction progresses through the unburned material at a rate less than the velocity of sound. A deflagration can have an explosive effect.

...

Section 605, *Change of Occupancy* provisions apply where the activity is classified as a change of occupancy as defined in Chapter 2 (**Exhibit 8**). Changes of Occupancy must comply with the provisions of Chapter 10. Specifically, when the occupancy classification of a building changes, the provisions of Sections 1002 through 1012 apply (**Exhibit 9**). This includes a change of occupancy classification and a change to another group within an occupancy classification, both of which require fire protection in the 2020 Florida Building Code, *Building*, 7th Edition (“2020 FBC, *Building*”) further referenced below.

Section 1004, *Fire Protection* (**Exhibit 9**). Fire protection requirements of Section 1012 shall apply where a building or portions thereof undergo a change of occupancy classification or where there is a change of occupancy within a space where there is a different fire protection system threshold requirement in Chapter 9 of the 2020 FBC, *Building*.

The 2020 Florida Building Code, Building, 7th Edition

Section 306, *Factory Group F*, defines the occupancy group (**Exhibit 10**). In this instance, the Property is undergoing a change of occupancy classification within a group. That is, while the occupancy group on the CO is Factory Industrial Group F, Accent’s cabinet manufacturing and woodworking operations are best defined by Moderate-Hazard Factory Industrial, Group F-1, since woodworking is specifically identified in this occupancy group.

306.1 Factory Industrial Group F. Factory Industrial Group F occupancy includes among others, the use of a building or structure, or a portion thereof, for assembling,

disassembling, fabricating, finishing, manufacturing, packaging, repair or processing operations that are not classified as a Group H hazardous or Group S storage occupancy.

306.2 Moderate-hazard factory Industrial, Group F-1. Factory industrial uses that are not classified as Factory Industrial F-2 Low Hazard shall be classified as F-1 Moderate Hazard and shall include, but not be limited to the following:

- ...
- Woodworking (cabinet)
- ...

Section 903, *Automatic Fire Sprinkler Systems* (**Exhibit 11**)

...

Section 903.2.4.1 Woodworking operations. An automatic sprinkler system shall be provided throughout all Group F-1 occupancy fire areas that contain woodworking operations in excess of 2500 sq. ft. in areas that generate finely divided combustible waste or use finely divided combustible materials.

...

The key wording in 903.2.4.1 is fire area defined as “the aggregate floor area enclosed and bounded by fire walls, barriers, exterior walls, or horizontal assemblies of a building. Areas of the building not provided with surrounding walls shall be included in the fire area if such areas are included within the horizontal projection of the roof or floor next above.”

According to the *Full Area Breakdown* (**Exhibit 12**) depicted in the Life Safety Plan submitted as part of the Application Package for the Permit, the fire area exceeds 2,500 square feet. Therefore, it is necessary to either install an automatic sprinkler system or reduce the fire area to less than 2,500 square feet.

As recognized by the foregoing Code provisions, there are significant safety concerns associated with woodworking operations as they have an innate tendency to be combustible. As depicted in the photos attached as **Exhibit 13**, staff’s recent inspection of the Property revealed installation of saws and other heavy-duty woodworking equipment, including a dust collection system, with no permits on record. Note also the inspection revealed loose particles of sawdust throughout the Property despite the dust collection system.

The Florida Building Code Broward County Amendments, 7th Edition (“FBC”)

Pursuant to Section 102.6, *Existing Structures* (**Exhibit 14**), the legal occupancy of any structure existing on the date of adoption of this Code shall be permitted to continue without change, except as is specifically covered in this Code, the FBC Existing Buildings, and/or the Fire Protection Provisions of this Code and FFPC, or as deemed

Ryan Abrams, Esq.
April 12, 2023
Page 5 of 5

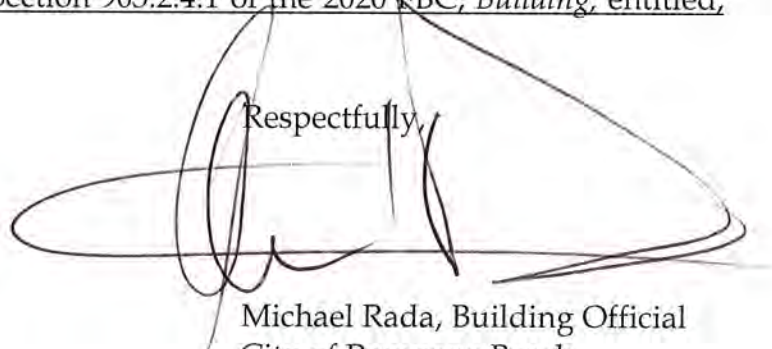
necessary by the Building Official for the general safety and welfare of the occupants and the public.

Conclusion

The 2020 FBC, *Existing Buildings* provides ... any change in use within a group for which there is a change in the application of the requirements of this code ... must be considered. The F-1 occupancy classification on the original CO is less restrictive than Division (2) under the 1986 SFBC. By contrast, *2020 FBC, Building* specifically identifies woodworking as a Moderate-hazard factory Industrial, Group F-1 occupancy group. When Accent began its cabinet manufacturing/ operations at the Property in 2013, the change of occupancy classification created a higher hazard level.

In light of the foregoing Code provisions and the fact that the City's most recent inspection of the Property (**Exhibit 13**) revealed extensive woodworking equipment; the presence of loose dust particles throughout the Property despite installation of a dust collection system; other non-approved electrical upgrades and cited violations of FBC 105.1 for work without permits, fire sprinklers or reducing the fire area to less than 2,500 sq. ft. is required pursuant to Section 903.2.4.1 of the 2020 FBC, Building, entitled, Woodworking Operations.

Respectfully,

A large, stylized handwritten signature in black ink, appearing to read 'Michael Rada', is written over the word 'Respectfully' and extends across the line.

Michael Rada, Building Official
City of Pompano Beach

Enclosures: as stated

copy: Andrew J. Bookman, Esq.
Pete McGinnis, Fire Marshall
Charles Rizzuto, Building Safety Chief

Fawn Powers

From: Ryan Abrams <rabrams@abrams-law.com>
Sent: Thursday, February 2, 2023 10:15 AM
To: Fawn Powers
Cc: Ali Rezai (Other); Simeon Kirilov (Work); Triliya Abrams
Subject: RE: Accent Closets resubmittal deadline and response to comments

EXTERNAL Email: Do not reply, click links, or open attachments unless you recognize the sender's **EMAIL ADDRESS** as legitimate and know the contents are safe.

Thank you, Fawn. I have all the plans. Almost ready to submit.

In response to Mr. Davis and Mr. McCrary:

“change of occupancy” has a specific meaning in the Florida Building Code. Only changes to certain occupancy classifications trigger new FBC requirements. Please ask Michael Rada about this, and I’m sure he will concur. Accent Closets has not proposed a new occupancy classification. Accent Closets is not required to upgrade this entire space to current code requirements. They are only required to apply the current code with respect to the new work proposed.

The occupancy group shown on the C.O. is F-1. Since we are not changing the occupancy classification, we are only required to comply with the building code provisions applicable to the repairs themselves. I’ve copied several relevant provisions shown below. Regarding Mr. Davis’ comment, please refer him to section 1010.1 shown below. Regarding Mr. McCrary’s comment, please refer him to sections 1008.1 and 1008.2, shown below.

Please note: I am not looking to argue here. We genuinely want to work with staff in a positive and constructive way to move this project forward. We understand that safety paramount. We believe all applicable code requirements and safety concerns are accounted for in the forthcoming resubmittal, and we hope the reviewers will see that. But we have received several unnecessary requests, such as the water fountain and sprinklers, which are not required for repairs to an existing structure.

2020 Florida Building Code:

[A]101.4.7 Existing buildings.

The provisions of the *Florida Building Code, Existing Building* shall apply to matters governing the *repair, alteration, change of occupancy, addition to and relocation of existing buildings.*

CHANGE OF OCCUPANCY. A change in the use of a building or a portion of a building which results in one of the following:

1. 1.A change of occupancy classification.
2. 2.A change from one group to another group within an occupancy classification.
3. 3.Any change in use within a group for which there is a change in the application of the requirements of this code.

Factory and Industrial (see Section 306): Groups F-1 and F-2.

[A]102.6.2 Buildings previously occupied.

The legal occupancy of any building existing on the date of adoption of this code shall be permitted to continue without change, except as otherwise specifically provided in this code, the *Florida Fire Prevention Code* or as is deemed necessary by the *building official* for the general safety and welfare of the occupants and the public.

302.1 Occupancy classification.

Occupancy classification is the formal designation of the primary purpose of the building, structure or portion thereof.

4. Factory and Industrial (see Section 306): Groups F-1 and F-2.

306.2 Moderate-hazard factory industrial, Group F-1.

Factory industrial uses that are not classified as Factory Industrial F-2 Low Hazard shall be classified as F-1 Moderate Hazard and shall include, but not be limited to, the following:

- Machinery
- Metals
- Millwork (sash and door)
- Wood; distillation
- Woodworking (cabinet)

2020 Florida Building Code, Existing Buildings:

401.1 Scope.

Repairs shall comply with the requirements of this chapter and with the provisions of Section 706. Repairs to *historic buildings* need only comply with Chapter 12.

401.2 Conformance.

The work shall not make the building less conforming than it was before the *repair* was undertaken.

1001.3 Certificate of occupancy required.

A certificate of occupancy shall be issued where a *change of occupancy* occurs that results in a different occupancy classification as determined by the *Florida Building Code, Building*.

1008.2 Unsafe conditions.

Where the occupancy of an *existing building* or part of an *existing building* is changed, all unsafe conditions shall be corrected without requiring that all parts of the electrical system comply with NFPA 70.

1010.1 Increased demand.

Where the occupancy of an *existing building* or part of an *existing building* is changed such that the new occupancy is subject to increased or different plumbing fixture requirements or to increased water supply requirements in accordance with the *Florida Building Code, Plumbing*, the new occupancy shall comply with the intent of the respective *Florida Building Code, Plumbing* provisions.

1001.2.1 Change of use.

Any work undertaken in connection with a change in use that does not involve a *change of occupancy* classification or a change to another group within an occupancy classification shall conform to the applicable requirements for the work as classified in Chapter 6 and to the requirements of Sections 1002 through 1011.

Exception: As modified in Section 1205 for *historic buildings*.

1002.1 Compliance with the building code.

Where the character or use of an *existing building* or part of an *existing building* is changed to one of the following special use or occupancy categories as defined in the *Florida Building Code, Building*, the building shall comply with all of the applicable requirements of the *Florida Building Code, Building*:

1. 1. Covered and open mall buildings.
2. 2. Atriums.
3. 3. Motor vehicle-related occupancies.
4. 4. Aircraft-related occupancies.
5. 5. Motion picture projection rooms.
6. 6. Stages and platforms.

7. 7.Special amusement buildings.
8. 8.Incidental use areas.
9. 9.Hazardous materials.
10. 10.Ambulatory care facilities.
11. 11.Group I-2 occupancies.

1008.1 Special occupancies.

Where the occupancy of an *existing building* or part of an *existing building* is changed to one of the following special occupancies as described in NFPA 70, the electrical wiring and equipment of the building or portion thereof that contains the proposed occupancy shall comply with the applicable requirements of NFPA 70 whether or not a *change of occupancy* group is involved:

1. 1.Hazardous locations.
2. 2.Commercial garages, *repair*, and storage.
3. 3.Aircraft hangars.
4. 4.Gasoline dispensing and service stations.
5. 5.Bulk storage plants.
6. 6.Spray application, dipping, and coating processes.
7. 7.Health care facilities.
8. 8.Places of assembly.
9. 9.Theaters, audience areas of motion picture and television studios, and similar locations.
10. 10.Motion picture and television studios and similar locations.
11. 11.Motion picture projectors.
12. 12.Agricultural buildings.

Sincerely,

Ryan A. Abrams, Esq.
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From: Fawn Powers <Fawn.Powers@copbfl.com>

Sent: Wednesday, February 1, 2023 5:39 PM

To: Ryan Abrams <rabrams@abrams-law.com>

Cc: Jeffrey Massie <Jeffrey.Massie@copbfl.com>; Peter McGinnis <Peter.McGinnis@copbfl.com>; Michael Rada <Michael.Rada@copbfl.com>; Jim Galloway <Jim.Galloway@copbfl.com>; Charles Rizzuto <Charles.Rizzuto@copbfl.com>; Fawn Powers <Fawn.Powers@copbfl.com>

Subject: FW: Accent Closets resubmittal deadline and response to comments

Ryan -

Please see the City's response to your questions below regarding plan review comments. Charles has agreed to extend the compliance dated until the pending NOV until March 3rd and the matter will be set for hearing on 3/8.

The deadline for resubmittal is February 12th (60 days from December 12th). Please make sure to timely submit as heretofore repeatedly promised.

Thanks.

Plumbing response to comments:

Good morning,

To verify if this is a change of occupancy, I consulted with the Chief Structural Inspector. This is a change of occupancy due to the change of classification. Minimum plumbing fixtures would be required. The service sink has been added. A drinking fountain is still required.

If you have any questions, please call or email back.

Thank you,



Marvin Davis, Plumbing Plans Examiner, City of Pompano Beach, 954-786-5529.

Fire Prevention response to comments:

- 1 – Page A1.0 plan page states shelves. As per the pictures that have been provided this are Racks as per the definitions provided in comments. Pallet racks must have structural plans and calculations submitted. Fire requires detailed information for height of racks, commodities and method of storage within the racks as per NFPA 1 Chapter 34.
- 2 – Plans do not state anywhere reference the method of glue operations/procedures/product used. If flammable/combustible liquids are to be applied depending on methods provide code references supporting that a spray booth with proper ventilation and fire protection is required or not.

Jim Galloway

Fire Inspector II
Pompano Beach Fire Rescue
120 SW 3rd Street
Pompano Beach, FL 33060
Office: 954-786-4978
Fax: 954-786-4347
jim.galloway@copbfl.com

Electrical response to comments:

Morning,

1. Sheet G0.0 project information has scope of work is to include the installation of new storage racks, a new vacuum line and unit. A new compressor along with lines, a new saw and a sink for display and coffee bar.
2. Sheet A1.1 indicates Existing panel to remain, NO WORK, all breakers are existing to remain. Work is limited to 2 new breakers for fans.
3. Sheet A1.1 has existing equipment that the City Records indicate that no electrical permits have been issued.

4. Sheet A1.1 indicates connect compressor per manufactures specs, install breakers per manufactures specs. N.E.C. 110.3 (B) (C) requires that all equipment to be listed and labeled. If the equipment is not listed how are we to know the manufacture specs?
5. The submittal has many documents of equipment that are not on the plan. Where are these pieces of equipment going to be installed?
6. This is a change of use occupancy, how do we have existing equipment?
7. What is the existing service and load for the building? Can the additional load be accommodated from the existing service? A change of use with existing circuitry for a wood shop?
8. If you need further assistance to understand these comments I suggest you contact you Design Professional Simeon J Kirilov at SK Architectural Design, 407 616-4334. If HE needs assistance or clarification of this list of comments I can be contacted at 954 786-4906.

Hope this information is helpful.



Ellison (Kay) McCrary
Electrical Plans Examiner
Ellison.McCrary@copbfl.com
954-786-4906
Pompanobeachfl.gov



Business Tax Receipt History for 2266 NW 30 Place Pompano Beach, FL

EXHIBIT

3

BRAZILIAN STONE CO

Year	License Number	Classification	Status
2	35458	MERCHANTS-WHSL \$50,000.01 TO \$100,000.00	TRANSFERRED
2	35457	IMPORT/EXPORT	TRANSFERRED

BEST STONE CORPORATION

Year	License Number	Classification	Status
3	39230	MERCHANTS-WHSL OVER \$100,000.00	RENEWED
4	39230	MERCHANTS-WHSL OVER \$100,000.00	RENEWED
5	39230	MERCHANTS-WHSL OVER \$100,000.00	RENEWED
6	39230	MERCHANTS-WHSL OVER \$100,000.00	RENEWED
7	39230	MERCHANTS-WHSL OVER \$100,000.00	RENEWED
8	39230	MERCHANTS-WHSL OVER \$100,000.00	RENEWED
9	39230	MERCHANTS-WHSL OVER \$100,000.00	TRANSFERRED

ACCENT CLOSETS

Year	License Number	Classification	Status
13	77467	MANUFACTURE & MGF EMPLOYING 6-10 PERSONS	RENEWED
13	77466	CONTRACTOR SPEC-FIN TRIM CARPENTRY (FC)	RENEWED
14	77467	MANUFACTURE & MGF EMPLOYING 6-10 PERSONS	RENEWED
14	77466	CONTRACTOR SPEC-FIN TRIM CARPENTRY (FC)	RENEWED
15	77467	MANUFACTURE & MGF EMPLOYING 6-10 PERSONS	RENEWED
15	77466	CONTRACTOR SPEC-FIN TRIM CARPENTRY (FC)	RENEWED
16	77467	MANUFACTURE & MGF EMPLOYING 6-10 PERSONS	RENEWED
16	77466	CONTRACTOR SPEC-FIN TRIM CARPENTRY (FC)	RENEWED
17	77467	MANUFACTURE & MGF EMPLOYING 6-10 PERSONS	RENEWED
17	77466	CONTRACTOR SPEC-FIN TRIM CARPENTRY (FC)	RENEWED
18	77467	MANUFACTURE & MGF EMPLOYING 6-10 PERSONS	RENEWED
18	77466	CONTRACTOR SPEC-FIN TRIM CARPENTRY (FC)	INACTIVE
19	97382	CONTRACTOR SPEC-FIN TRIM CARPENTRY (FC)	RENEWED
19	77467	MANUFACTURE & MGF EMPLOYING 6-10 PERSONS	RENEWED
20	97382	CONTRACTOR SPEC-FIN TRIM CARPENTRY (FC)	RENEWED
20	77467	MANUFACTURE & MGF EMPLOYING 6-10 PERSONS	RENEWED
21	97382	CONTRACTOR SPEC-FIN TRIM CARPENTRY (FC)	RENEWED
21	77467	MANUFACTURE & MGF EMPLOYING 6-10 PERSONS	RENEWED
22	97382	CONTRACTOR SPEC-FIN TRIM CARPENTRY (FC)	RENEWED
22	77467	MANUFACTURE & MGF EMPLOYING 6-10 PERSONS	RENEWED
23	97382	CONTRACTOR SPEC-FIN TRIM CARPENTRY (FC)	ACTIVE
23	77467	MANUFACTURE & MGF EMPLOYING 6-10 PERSONS	ACTIVE

CITY OF POMPANO BEACH
BROWARD COUNTY, FLORIDA

FOLIO No. 8221-06-001

CHECK ONE

FINAL REPEAT FINAL PARTIAL TEMPORARY HOTEL/MOTEL MOBILE HOME

CERTIFICATE OF OCCUPANCY

PERMIT No. 86-3334 DATE 9/9/86 BUILDERS NAME Condor Construction
 OWNER'S NAME: Greenwin Florida Investment

LEGAL DESCRIPTION OF PROPERTY

SUBDIVISION: Pompano Ind. Park BLOCK _____ LOT: _____
 STREET ADDRESS OF PROPERTY: 2266 S.W. 30 Place
 ZONING CLASSIFICATION: I-1 PERMIT ISSUED FOR: Interior Alteration

FINAL APPROVALS:

BUILDING <u>9/9/86</u>	GROUP Occ. <u>F-1 & G-2</u>	APPROVED FOR OCCUPANCY BY: <u>[Signature]</u> BUILDING INSPECTOR
PLUMBING <u>9/8/86</u>	No. DWELLING UNITS _____	FIRE DEPT. OCCUPANT LOAD _____
ELECTRIC <u>9/9/86</u>	APPROX. TOTAL Sq.Ft. (FOR GROUP ABEFG) _____	TYPE OF CONSTRUCTION _____
GAS _____		UNIT LIVE LOAD _____
A/C <u>9/9/86</u>		
PAVING _____		
LANDSCAPE _____		
SEWER CONNECTION FEE: <u>N/A</u>	BALANCE DUES: _____	

Original Certificate of Occupancy

Note: There is a Scrivener's Error. The S.W. direction in the address is incorrect. The correct direction is N.W.

**CHAPTER 11
REQUIREMENTS OF GROUP F OCCUPANCIES**

- 1101 GROUP F OCCUPANCY DEFINED
- 1102 CONSTRUCTION, HEIGHT AND AREA ALLOWABLE
- 1103 LOCATION ON PROPERTY
- 1104 EGRESS FACILITIES
- 1105 LIGHT AND VENTILATION
- 1106 ENCLOSURE OF VERTICAL OPENINGS
- 1107 SPECIAL HAZARDS
- 1108 PLUMBING AND SANITATION
- 1109 MIXED OCCUPANCY

1101 GROUP F OCCUPANCY DEFINED

Group F Occupancy shall include storage and industrial uses as follows:

DIVISION 1: Storage Occupancy shall include warehouses, storage buildings, freight depots, public garages of any size where repair work is done, parking garages for more than four cars, gasoline service stations, aircraft hangars or similar uses.

DIVISION 2: Industrial Occupancy shall include factories, assembly and manufacturing plants, processing mills, laboratories, loft buildings, creameries, laundries, ice plants, sawmills, planing mills, box factories, woodworking shops with fixed or portable power equipment or tools exceeding a combined total of 20 H.P. and other similar uses.

1102 CONSTRUCTION, HEIGHT AND AREA ALLOWABLE

1102.1 GENERAL:

(a) Buildings, or parts of buildings, classed in Group F, Division 1 and Division 2, because of use or occupancy except parking garages, shall be limited in height and area as follows:

Type	Allowable Height	Basic Area
I	Not Limited	Not Limited
II	75 feet (5 stories)	30,000
III (Protected)	60 feet (4 stories)	13,500
III (Unprotected)	20 feet (1 story)	10,000
IV	(1 story)	12,000
V	20 feet (1 story)	10,800

(b) See Section 514 for allowable area increases.

1102.2 SPECIAL PROVISIONS:

(a) Motor Vehicle service stations in Fire Zones 1A and 2A (including canopies over pumps) shall be of Type I, II, or III (protected) Construction. Motor vehicle service stations shall not be Type V Construction in any Fire Zones.

(b) Aircraft hangars shall be of Type I, II, III (protected), or IV Construction, and shall have exterior walls of not less than two-hour fire-resistive construction or be surrounded by public streets not less than 60 feet in width.

(c) (1) Parking garages used exclusively for the parking and storing of passenger motor vehicles shall be of Type I, Type II or Type IV Construction with no combustible materials other than paint or other similarly approved finish and shall be limited in height and area as follows:

Type	Allowable Height	Basic Area
I	Not Limited	Not Limited
II	Not Limited	Not Limited
IV	1 story	Not Limited

(2) Parking garages may be located in any Fire Zone, without reduction in allowable area.

(3) Parking on the roof is not construed to be an additional story.

(4) The horizontal distance from any point on each level to an exterior wall opening facing on a street, or to other permanently maintained open space accessible to a street, or to a wall opening on an interior court at least 10 feet in minimum dimension shall not exceed 200 feet.

(5) Openings in interior court walls shall conform to the requirements for exterior wall openings.

(6) **EXCEPTION:** Open-air parking garages in excess of one story when fully sprinklered, may have exposed pipes and conduits of PVC materials. Fire sprinkler piping must comply with NFPA 13. One story parking garages may have exposed pipes and conduits of PVC material without being sprinklered.

(d) Floors in motor service stations, garages and aircraft hangars shall be incombustible materials protected against saturation.

(e) Ramps used for the transfer of vehicles shall comply with Paragraph 3120.3(c) herein.

1102.3 SPECIAL PURPOSE OCCUPANCY:

(a) (1) Special purpose occupancy is defined as any Group F, Division 2 Occupancy, except High Hazard, designed for and suitable only for particular types of operations characterized by a relatively low density of employee population with much of the area occupied by machinery and equipment.

(2) Vertical openings in special purpose occupancies may be unenclosed where such openings are necessary to manufacturing operations, provided every floor level has direct access to one or more enclosed stairways protected from obstruction by fire or smoke in the open areas connected by such openings.

1103 LOCATION ON PROPERTY

1103.1 Exterior walls shall have fire-resistance and opening protection, determined by location on property, as set forth for the Type of Construction in Part V.

1104 EGRESS FACILITIES

1104.1 Stairs, means of egress and smoke proof enclosures shall be provided as set forth in Chapter 31. (See Section 3120 for specific requirements for Group F Occupancies.)

1105 LIGHT AND VENTILATION

1105.1 All portions of Group F Occupancies customarily used by human beings shall have light and ventilation as set forth in Section 905.

1105.2 All portions of buildings where flammable liquids are used or stored or where automobiles are stored or handled shall be provided with mechanical ventilation as set forth in Chapter 48, except that the Building Official may waive this requirement when the building is provided with unobstructed openings and/or cross ventilation.

1106 ENCLOSURE OF VERTICAL OPENINGS

1106.1 Vertical openings shall be enclosed as set forth in Part V, Types of Construction, and in Chapter 31.

1106.2 Vertical openings not required to be enclosed and abrupt differences in floor level shall be safeguarded as set forth in Section 516 of this Code.

1107 SPECIAL HAZARDS

1107.1 Automatic-sprinkler systems, fire extinguishers and standpipes shall be as set forth in Chapter 38 and fire alarms shall be as set forth in Chapter 31.

1107.2 Chimneys, flues and vents shall be as set forth in Chapter 39.

1107.3 Heat-producing apparatus shall be as set forth in Chapter 40.

1107.4 The service of hazardous utilities shall be as set forth in Section 509 and other portions of this Code applicable hereto.

1107.5 Electrical installations shall be as required herein and as specified in Part XI.

1107.6 Transformer vaults shall be as set forth in Section 4101.

1107.7 The storage of flammable materials shall be as set forth in Chapter 41.

1107.8 Exhaust and dust collecting systems shall be provided on any single piece of equipment or power tool producing or generating combustible fibres, chips, shavings, and dusts and exceeding 2 H.P. or any quantity of equipment or power tools exceeding 5 H.P. Exhaust and collecting systems shall comply with the Standards set forth in Sub-section 4103.5.

1107.9 Buildings shall comply, where required, with Section 515, Facilities for the Physically Disabled and/or Handicapped.

1108 PLUMBING AND SANITATION

1108.1 Plumbing shall be installed as set forth in Part XII.

1108.2 Sanitation shall be as set forth in Section 512 except that the requirements for facilities on upper storage floors of buildings of warehouse occupancy may be proportionately readjusted.

1109 MIXED OCCUPANCY

1109.1 Separation of Group F Occupancies or Divisions thereof from all other Occupancies or Divisions of Occupancies shall be as set forth in Chapter 5.

1109.2 Tenant separation shall be provided as set forth in Sub-section 507.2.

**CHAPTER 38
FIRE-EXTINGUISHING APPARATUS**

- 3801 AUTOMATIC-SPRINKLER SYSTEMS**
- 3802 CARBON DIOXIDE FIRE-EXTINGUISHING SYSTEMS**
- 3803 STANDPIPES AND HOSE STATIONS**
- 3804 WATER SUPPLY**
- 3805 FIRE DEPARTMENT CONNECTIONS**
- 3806 YARD HYDRANTS**
- 3807 PORTABLE FIRE EXTINGUISHERS**
- 3808 INSPECTIONS AND TESTS**

3801 AUTOMATIC-SPRINKLER SYSTEMS**3801.1 GENERAL:**

(a) In new buildings or in buildings altered to increase the area or height, and in existing buildings as set forth in Sub-sections 104.7 and 503.1 of this Code, approved automatic-sprinkler systems shall be installed and maintained as provided in this Chapter and in Chapter 51 of this Code, except that the Building Official may require or may permit a carbon dioxide fire-extinguishing system, as set forth in Section 3802 herein, or other approved automatic fire-extinguishing system, to be used in lieu of such sprinkler system.

(b) As used in this Chapter:

(1) Area shall be the allowable floor area set forth in Part III (Groups of Occupancy) of this Code for the various Types of construction.

(2) Height shall be the vertical distance from grade to the top of the main roof, exclusive of a mechanical penthouse.

(3) Grade shall be as set forth in Paragraph 5101.1 (b) of this Code.

(c) Combustible goods or merchandise shall include those made of wood, plastics, cloth or rubber; those containing flammable liquids; those packed with excelsior, paper or moss; those packaged or packed in paper, cardboard or wood containers and other goods or merchandise of equivalent, or greater, combustibility.

(d) Combustible, incombustible and non-combustible shall be as defined in Section 401 of this Code.

(e) The installation of fire extinguisher or standpipes shall not reduce or nullify the requirements for automatic fire-extinguishing systems as set forth in this Chapter and in Chapter 51 of this Code.

(f) Where automatic fire-extinguishing protection is provided in other than High Hazard Occupancies, the fire-resistive requirements may be reduced by one hour in the area or portion of buildings so protected provided such buildings are not more than 50 feet in height, however, in no case shall it be less than one-hour fire-rated.

3801.2 BASEMENTS: Approved automatic-sprinkler systems shall be required:

(a) In basements or underground structures occupied as bowling lanes, restaurants, or for the manufacture, sale, or storage of combustible goods or merchandise (not including garages) and exceeding 2500 square feet in area.

(b) In basements used as workshops or for storage of combustible goods in buildings used for assembly, educational or residential occupancies where the area used for such workshops or such storage of combustible goods exceeds 2500 square feet.

(c) In basements of buildings used for assembly, educational, or residential occupancies where the area of such basements exceeds 5,000 square feet.

3801.3 REQUIREMENTS BASED ON OCCUPANCY:

(a) **GROUP A OCCUPANCIES:** Every Group A Occupancy shall be protected by approved automatic sprinkler system except in uses within Type I and Type II construction listed below:

(1) Auditoriums with fixed seating.

(2) Multipurpose educational occupancy auditoriums of less than 12,000 sq. ft. in gross area.

(3) Passenger terminals at or above grade under 50 feet in height.

(4) Gymnasiums used for no other purpose.

(5) Skating rinks and swimming pools used exclusively for participant sport and no audience facilities for more than 300 occupants.

(b) GROUP B AND C OCCUPANCIES: Approved automatic-sprinkler systems shall be installed in the entire building of Type V (protected) construction and in the following locations in buildings of Group B and C Occupancies having a stage:

(1) Projection rooms where nitro-cellulose film is used.

(2) All accessible spaces on the stage side of the proscenium opening, including under the stage floor, gridiron and tie and fly galleries.

(3) Dressing rooms, workshops and storerooms.

(4) On the stage side and immediately back of the proscenium curtain and not more than five feet above the proscenium arc.

(5) Projection rooms of buildings of Groups B Occupancies not having a stage and having a seating capacity of 500 or more persons.

(c) GROUP D OCCUPANCIES: Approved automatic-sprinkler systems shall be installed in buildings of Group D as follows:

(1) Type I and Type II buildings exceeding three stories.

(2) Type III buildings for Division 1 and Division 2 and Type III, IV and V buildings for Division 3 only where the capacity exceeds thirteen (13) residents or in facilities with four (4) or more residents deemed incapable of self preservation.

(d) GROUP E OCCUPANCIES: Approved automatic-sprinkler systems shall be installed in buildings of Group E Occupancy, Divisions 1 and 2, over one story in height, or in buildings of mixed Occupancies, or in buildings one story in height exceeding 1500 square feet in area.

(e) GROUP F OCCUPANCIES: Approved automatic-sprinkler systems shall be installed:

(1) In buildings or within fire divisions of Group F, Division 1, Occupancy (other than parking garages) one and two stories in height used for the sale or storage of combustible goods or merchandise and exceeding 20,000 square feet per floor in area.

(2) In buildings or within fire divisions of Group F, Division 1, Occupancy (other than parking garages) three or more stories in height used for the sale or storage of combustible goods or merchandise and exceeding 10,000 square feet per floor in area.

(3) In buildings of Group F, Division 1, Occupancy used for garages as follows:

(aa) In enclosed parking garages over 50 feet in height.

(bb) In open-air parking garages more than 75 feet in height.

(cc) In repair garages over one story in height, or located below another occupancy, exceeding 10,000 square feet per floor if of Type 1 construction, or 8,000 square feet per floor if of protected incombustible construction.

(dd) In one-story repair garages exceeding 15,000 square feet in floor area if of Type 1 construction, 12,000 square feet in floor area if of protected incombustible construction, or 9,000 square feet in floor area if of unprotected, incombustible construction or heavy timber, or Type III Protected construction.

(ee) In any basement-parking or repair garage located under any occupancy other than a parking or repair garage, where such basement garage exceeds 5,000 square feet in floor area.

(4) In buildings of Group F, Division 2, Occupancy used for shops, plants, or factories where loose combustible fibers, chips, shavings and dust are produced or generated and such buildings are over one story in height, or:

per floor, or (aa) In such buildings of mixed occupancies exceeding 8,000 square feet

(bb) In such buildings one story in height and exceeding 15,000 square feet in floor area.

(5) In buildings of Group F, Division 2, Occupancy used for dry goods and apparel manufacturing shops as follows:

(aa) In such buildings one or two stories in height of Type II and Type III (Protected) Construction constructed with incombustible materials and exceeding 10,000 square feet per floor and,

(bb) In such buildings one or two stories in height of Type II and Type II (Protected) Construction constructed wholly or in part with combustible materials and exceeding 2500 square feet per floor and,

(cc) In any such building of Type III (Unprotected), of Type IV, or Type V Construction of any floor area and,

(dd) In any building three or more stories in height of any floor area.

(f) **GROUP G, DIVISION 1, OCCUPANCY:** Approved automatic-sprinkler systems shall be installed:

(1) In buildings or within fire divisions of Group G, Division 1, Occupancy one story in height used for the sale or storage of combustible goods or merchandise and exceeding 15,000 square feet in floor area.

(2) In buildings or within fire divisions of Group G, Division 1, Occupancy over one story in height used for the sale and storage of combustible goods or merchandise and exceeding 30,000 square feet in gross floor area, the total of the floors.

(g) **GROUP H - HOTELS, MOTELS AND TIME-SHARE UNITS:** Automatic sprinkler systems and smoke detection systems shall be installed in buildings of these categories as required by HB 1069, F.S. 509.213.

3801.4 REQUIREMENTS:

(a) Automatic-sprinkler systems shall comply with the Standard -The Installation of Sprinkler Systems-, NFPA 13, as set forth in Section 402 of this Code and the provisions of Chapter 51 of this Code.

(1) Plans for automatic sprinkler systems shall bear the seal of a Florida Registered Engineer.

(b) The alarm valve required for a standard sprinkler system shall be required only in buildings of Group A Occupancy and in basements exceeding 3,000 square feet in floor area of other occupancies.

(c) Buildings not exceeding 50 feet in height may have automatic-sprinkler systems complying with Chapter 51 of this Code and such systems may be supplied from a four inch standpipe.

(d) Sprinklers shall be installed:

(1) At the top and at alternate floors in any trash or linen chute.

(2) In every trash or linen terminal room and in every room exceeding 15 square feet of floor area connected to such trash or linen chute.

(3) In garbage or trash rooms of more than 15 square feet of floor area.

(4) In paint spray booths as provided in Section 4107 of this Code.

(5) In film storage rooms storing nitro-cellulose film as provided in Section 4104 of this Code.

3802 CARBON DIOXIDE FIRE-EXTINGUISHING SYSTEMS

3802.1 GENERAL:

(a) The Building Official may require and may approve substitution for required sprinkler systems in places not commonly used by the public and, where so approved, carbon dioxide or other Underwriter's Laboratories (UL) listed fire-extinguishing systems may be provided.

CHAPTER 2

DEFINITIONS

SECTION 201 GENERAL

201.1 Scope. Unless otherwise expressly stated, the following words and terms shall, for the purposes of this code, have the meanings shown in this chapter.

201.2 Interchangeability. Words used in the present tense include the future; words stated in the masculine gender include the feminine and neuter; the singular number includes the plural and the plural, the singular.

201.3 Terms defined in other codes. Where terms are not defined in this code and are defined in the other *Florida Building Codes*, such terms shall have the meanings ascribed to them in those codes.

201.4 Terms not defined. Where terms are not defined through the methods authorized by this chapter, such terms shall have ordinarily accepted meanings such as the context implies.

SECTION 202 GENERAL DEFINITIONS

[A] ADDITION. An extension or increase in floor area, number of stories, or height of a building or structure.

[A] ALTERATION. Any construction or renovation to an existing structure other than a *repair* or *addition*. Alterations are classified as Level 1, Level 2 and Level 3.

[A] APPROVED. Acceptable to the *code official* or authority having jurisdiction.

[A] CHANGE OF OCCUPANCY. A change in the use of a building or a portion of a building which results in any of the following:

1. A change of occupancy classification.
2. A change from one group to another group within an occupancy classification.
3. Any change in use within a group for which there is a change in the application of the requirements of this code.

[A] CODE OFFICIAL. The officer or other designated authority charged with the administration and enforcement of this code.

[BS] DANGEROUS. Any building, structure or portion thereof that meets any of the conditions described below shall be deemed dangerous:

1. The building or structure has collapsed, has partially collapsed, has moved off its foundation, or lacks the necessary support of the ground.
2. There exists a significant risk of collapse, detachment or dislodgement of any portion, member, appurtenance

or ornamentation of the building or structure under service loads.

[A] DEFERRED SUBMITTAL. Those portions of the design that are not submitted at the time of the application and that are to be submitted to the *code official* within a specified period.

EQUIPMENT OR FIXTURE. Any plumbing, heating, electrical, ventilating, air conditioning, refrigerating, and fire protection equipment, and elevators, dumb waiters, escalators, boilers, pressure vessels and other mechanical facilities or installations that are related to building services. Equipment or fixture shall not include manufacturing, production, or process equipment, but shall include connections from building service to process equipment.

[A] EXISTING BUILDING. A building erected prior to the date of adoption of the appropriate code, or one for which a legal building permit has been issued.

EXISTING STRUCTURES. A structure erected prior to the date of adoption of the appropriate code, or one for which a legal building permit has been issued.

[A] FACILITY. All or any portion of buildings, structures, site improvements, elements and pedestrian or vehicular routes located on a site.

[BS] FLOOD HAZARD AREA. The greater of the following two areas:

1. The area within a flood plain subject to a 1-percent or greater chance of flooding in any year.
2. The area designated as a *flood hazard area* on a community's flood hazard map, or otherwise legally designated.

[A] HISTORIC BUILDING. See Section 1202.

LOAD-BEARING ELEMENT. Any column, girder, beam, joist, truss, rafter, wall, floor or roof sheathing that supports any vertical load in addition to its own weight or any lateral load.

NONCOMBUSTIBLE MATERIAL. A material that, under the conditions anticipated, will not ignite or burn when subjected to fire or heat. Materials that pass ASTM E136 are considered noncombustible materials.

POSITIVE ROOF DRAINAGE. The drainage condition in which consideration has been made for all loading deflections of the roof deck, and additional slope has been provided to ensure drainage of the roof within 48 hours of precipitation.

PRIMARY FUNCTION. A *primary function* is a major activity for which the facility is intended. Areas that contain a *primary function* include, but are not limited to, the customer services lobby of a bank, the dining area of a cafeteria, the meeting rooms in a conference center, as well as offices and other work areas in which the activities of the public accommodation or other private entity using the facility are carried

DEFINITIONS

slower rate and/or who have mental and psychiatric complications.

[BS] DALLE GLASS. A decorative composite glazing material made of individual pieces of glass that are embedded in a cast matrix of concrete or epoxy.

DAMPER. See “*Ceiling radiation damper*,” “*Combination fire/smoke damper*,” “*Corridor damper*,” “*Fire damper*” and “*Smoke damper*.”

[BS] DANGEROUS. Any building, structure or portion thereof that meets any of the conditions described below shall be deemed dangerous:

1. The building or structure has collapsed, has partially collapsed, has moved off its foundation or lacks the necessary support of the ground.
2. There exists a significant risk of collapse, detachment or dislodgment of any portion, member, appurtenance or ornamentation of the building or structure under service loads.

[F] DAY BOX. A portable magazine designed to hold explosive materials constructed in accordance with the requirements for a Type 3 magazine as defined and classified in the *Florida Fire Prevention Code*.

[BS] DEAD LOAD. The weight of materials of construction incorporated into the building, including but not limited to walls, floors, roofs, ceilings, *stairways*, built-in partitions, finishes, cladding and other similarly incorporated architectural and structural items, and the weight of fixed service equipment, such as cranes, plumbing stacks and risers, electrical feeders, heating, ventilating and air-conditioning systems and *automatic sprinkler systems*.

[BS] DECORATIVE GLASS. A carved, leaded or *Dalle glass* or glazing material whose purpose is decorative or artistic, not functional; whose coloring, texture or other design qualities or components cannot be removed without destroying the glazing material and whose surface, or assembly into which it is incorporated, is divided into segments.

[F] DECORATIVE MATERIALS. All materials applied over the building *interior finish* for decorative, acoustical or other effect including, but not limited to, curtains, draperies, fabrics and streamers; and all other materials utilized for decorative effect including, but not limited to, bulletin boards, artwork, posters, photographs, batting, cloth, cotton, hay, stalks, straw, vines, leaves, trees, moss and similar items, foam plastics and materials containing foam plastics. Decorative materials do not include wall coverings, ceiling coverings, floor coverings, ordinary window shades, *interior finish* and materials 0.025 inch (0.64 mm) or less in thickness applied directly to and adhering tightly to a substrate.

[BS] DEEP FOUNDATION. A deep foundation is a foundation element that does not satisfy the definition of a *shallow foundation*.

DEFEND-IN-PLACE. A method of emergency response that engages building components and trained staff to provide occupant safety during an emergency. Emergency response involves remaining in place, relocating within the building, or both, without evacuating the building.

[A] DEFERRED SUBMITTAL. Those portions of the design that are not submitted at the time of the application and that are to be submitted to the *building official* within a specified period.

[F] DEFLAGRATION. An exothermic reaction, such as the extremely rapid oxidation of a flammable dust or vapor in air, in which the reaction progresses through the unburned material at a rate less than the velocity of sound. A deflagration can have an explosive effect.

DELAYED ACTION CLOSER. Self-closing device that incorporates a delay prior to the initiation of closing. Delayed action closers are mechanical devices with an adjustable delay.

[F] DELUGE SYSTEM. A sprinkler system employing open sprinklers attached to a piping system connected to a water supply through a valve that is opened by the operation of a detection system installed in the same areas as the sprinklers. When this valve opens, water flows into the piping system and discharges from all sprinklers attached thereto.

[BS] DESIGN DISPLACEMENT. See Section 1905.1.1.

[BS] DESIGN EARTHQUAKE GROUND MOTION. The earthquake ground motion that buildings and structures are specifically proportioned to resist in Section 1613.

[BS] DESIGN FLOOD. The *flood* associated with the greater of the following two areas:

1. Area with a flood plain subject to a 1-percent or greater chance of *flooding* in any year.
2. Area designated as a *flood hazard area* on a community's flood hazard map, or otherwise legally designated.

[BS] DESIGN FLOOD ELEVATION. The elevation of the “*design flood*,” including wave height, relative to the datum specified on the community's legally designated flood hazard map. In areas designated as Zone AO, the *design flood elevation* shall be the elevation of the highest existing grade of the building's perimeter plus the depth number (in feet) specified on the flood hazard map. In areas designated as Zone AO where a depth number is not specified on the map, the depth number shall be taken as being equal to 2 feet (610 mm).

[A] DESIGN PROFESSIONAL, REGISTERED. See “Registered design professional.”

[A] DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE, REGISTERED. See “Registered design professional in responsible charge.”

[BS] DESIGN STRENGTH. The product of the nominal strength and a *resistance factor* (or strength reduction factor).

[BS] DESIGNATED SEISMIC SYSTEM. Those nonstructural components that require design in accordance with Chapter 13 of ASCE 7 and for which the component importance factor, I_p , is greater than 1 in accordance with Section 13.1.3 of ASCE 7.

[F] DETACHED BUILDING. A separate single-story building, without a basement or crawl space, used for the storage or *use of hazardous materials* and located an *approved* distance from all structures.

CHAPTER 6

CLASSIFICATION OF WORK

SECTION 601
GENERAL

601.1 Scope. The provisions of this chapter shall be used in conjunction with Chapters 7 through 13 and shall apply to the *alteration, addition and change of occupancy* of existing structures, including historic and moved structures, as referenced in Section 301.3.2. The work performed on an *existing building* shall be classified in accordance with this chapter.

601.1.1 Compliance with other alternatives. *Alterations, additions and changes of occupancy* to existing structures shall comply with the provisions of Chapters 7 through 13 or with one of the alternatives provided in Section 301.3.

601.2 Work area. The *work area*, as defined in Chapter 2, shall be identified on the construction documents.

601.3 Structure seaward of a coastal construction line. Structures located seaward of the coastal construction line shall be designed to resist the predicted forces of a 100-year storm event in accordance with Section 3109 of the *Florida Building Code, Building*.

601.4 Dangerous buildings. When an historic building is determined as dangerous, no work shall be required except as necessary to correct identified dangerous conditions.

SECTION 602
ALTERATION—LEVEL 1

602.1 Scope. Level 1 alterations include the removal and replacement or the covering of existing materials, elements, equipment, or fixtures using new materials, elements, equipment, or fixtures that serve the same purpose.

602.2 Application. Level 1 *alterations* shall comply with the provisions of Chapter 7.

SECTION 603
ALTERATION—LEVEL 2

603.1 Scope. Level 2 *alterations* include the reconfiguration of space, the addition or elimination of any door or window, the reconfiguration or extension of any system, or the installation of any additional equipment.

603.2 Application. Level 2 *alterations* shall comply with the provisions of Chapter 7 for Level 1 *alterations* as well as the provisions of Chapter 8.

SECTION 604
ALTERATION—LEVEL 3

604.1 Scope. Level 3 *alterations* apply where the work area exceeds 50 percent of the *building area*.

604.2 Application. Level 3 *alterations* shall comply with the provisions of Chapters 7 and 8 for Level 1 and 2 *alterations*, respectively, as well as the provisions of Chapter 9.

SECTION 605
CHANGE OF OCCUPANCY

605.1 Scope. *Change of occupancy* provisions apply where the activity is classified as a *change of occupancy* as defined in Chapter 2.

605.2 Application. *Changes of occupancy* shall comply with the provisions of Chapter 10.

SECTION 606
ADDITIONS

606.1 Scope. Provisions for *additions* shall apply where work is classified as an *addition* as defined in Chapter 2.

606.2 Application. *Additions to existing buildings* shall comply with the provisions of Chapter 11.

SECTION 607
HISTORIC BUILDINGS

607.1 Scope. *Historic building* provisions shall apply to buildings classified as historic as defined in Chapter 12.

607.2 Application. Except as specifically provided for in Chapter 12, *historic buildings* shall comply with applicable provisions of this code for the type of work being performed.

SECTION 608
RELOCATED BUILDINGS

608.1 Scope. Relocated building provisions shall apply to relocated or moved buildings.

608.2 Application. Relocated buildings shall comply with the provisions of Chapter 13.

SECTION 609
RETROFITTING

609.1 Scope. Retrofitting of buildings, as defined in Chapter 2, includes work of a voluntary nature for the purposes of improving the ability of the building or building elements or building components to better serve the purpose for which they were originally intended or the purpose that current building codes intend. Retrofit work shall not include repair work as defined in Chapter 2 and described in Chapter 4.

609.2 Application. Retrofitting of existing buildings shall comply with the provisions of Chapter 17 of this code.

CHAPTER 10 CHANGE OF OCCUPANCY

SECTION 1001 GENERAL

1001.1 Scope. The provisions of this chapter shall apply where a *change of occupancy* occurs, as defined in Section 202.

1001.2 Certificate of occupancy. A change of occupancy or a change of occupancy within a space where there is a different fire protection system threshold requirement in Chapter 9 of the *Florida Building Code, Building* shall not be made to any structure without the approval of the *code official*. A certificate of occupancy shall be issued where it has been determined that the requirements for the change of occupancy have been met.

1001.2.1 Change of use. Any work undertaken in connection with a change in use that does not involve a *change of occupancy* classification or a change to another group within an occupancy classification shall conform to the applicable requirements for the work as classified in Chapter 6 and to the requirements of Sections 1002 through 1011.

Exception: As modified in Section 1205 for *historic buildings*.

1001.2.2 Change of occupancy classification or group. Where the occupancy classification of a building changes, the provisions of Sections 1002 through 1012 shall apply. This includes a *change of occupancy* classification and a change to another group within an occupancy classification.

1001.2.2.1 Partial change of occupancy. Where the occupancy classification or group of a portion of an *existing building* is changed, Section 1012 shall apply.

1001.3 Certificate of occupancy required. A certificate of occupancy shall be issued where a *change of occupancy* occurs that results in a different occupancy classification as determined by the *Florida Building Code, Building*.

SECTION 1002 SPECIAL USE AND OCCUPANCY

1002.1 Compliance with the building code. Where the character or use of an *existing building* or part of an *existing building* is changed to one of the following special use or occupancy categories as defined in the *Florida Building Code, Building*, the building shall comply with all of the applicable requirements of the *Florida Building Code, Building*:

1. Covered and open mall buildings.
2. Atriums.
3. Motor vehicle-related occupancies.
4. Aircraft-related occupancies.

5. Motion picture projection rooms.
6. Stages and platforms.
7. Special amusement buildings.
8. Incidental use areas.
9. Hazardous materials.
10. Ambulatory care facilities.
11. Group I-2 occupancies.

1002.2 Underground buildings. An underground building in which there is a change of use shall comply with the requirements of the *Florida Building Code, Building* applicable to underground structures.

SECTION 1003 BUILDING ELEMENTS AND MATERIALS

1003.1 General. Building elements and materials in portions of buildings undergoing a *change of occupancy* classification shall comply with Section 1012.

SECTION 1004 FIRE PROTECTION

1004.1 General. Fire protection requirements of Section 1012 shall apply where a building or portions thereof undergo a *change of occupancy* classification or where there is a change of occupancy within a space where there is a different fire protection system threshold requirement in Chapter 9 of the *Florida Building Code, Building*.

SECTION 1005 MEANS OF EGRESS

1005.1 General. Means of egress in portions of buildings undergoing a *change of occupancy* classification shall comply with Section 1012.

SECTION 1006 ACCESSIBILITY

1006.1 General. Accessibility in portions of buildings undergoing a *change of occupancy* classification shall comply with the provisions of the *Florida Building Code, Accessibility*.

SECTION 1007 STRUCTURAL

[BS] 1007.1 Gravity loads. Buildings or portions thereof subject to a *change of occupancy* where such change in the nature of occupancy results in higher uniform or concentrated loads based on the *Florida Building Code, Building*, Table

305.3 Public and private educational occupancies shall comply with Section 468.

305.4 Public education occupancies shall comply with Section 453.

SECTION 306 FACTORY GROUP F

306.1 Factory Industrial Group F. Factory Industrial Group F occupancy includes, among others, the use of a building or structure, or a portion thereof, for assembling, disassembling, fabricating, finishing, manufacturing, packaging, repair or processing operations that are not classified as a Group H hazardous or Group S storage occupancy.

306.2 Moderate-hazard factory industrial, Group F-1. Factory industrial uses that are not classified as Factory Industrial F-2 Low Hazard shall be classified as F-1 Moderate Hazard and shall include, but not be limited to, the following:

- Aircraft (manufacturing, not to include repair)
- Appliances
- Athletic equipment
- Automobiles and other motor vehicles
- Bakeries
- Beverages: over 16-percent alcohol content
- Bicycles
- Boats
- Brooms or brushes
- Business machines
- Cameras and photo equipment
- Canvas or similar fabric
- Carpets and rugs (includes cleaning)
- Clothing
- Construction and agricultural machinery
- Disinfectants
- Dry cleaning and dyeing
- Electric generation plants
- Electronics
- Engines (including rebuilding)
- Food processing establishments and commercial kitchens not associated with restaurants, cafeterias and similar dining facilities more than 2,500 square feet (232 m²) in area.
- Furniture
- Hemp products
- Jute products
- Laundries
- Leather products
- Machinery
- Metals
- Millwork (sash and door)
- Motion pictures and television filming (without spectators)
- Musical instruments
- Optical goods
- Paper mills or products
- Photographic film
- Plastic products
- Printing or publishing

- Recreational vehicles
- Refuse incineration
- Shoes
- Soaps and detergents
- Textiles
- Tobacco
- Trailers
- Upholstering
- Wood; distillation
- Woodworking (cabinet)

EXHIBIT

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306.3 Low-hazard factory industrial, Group F-2. Factory industrial uses that involve the fabrication or manufacturing of noncombustible materials that during finishing, packing or processing do not involve a significant fire hazard shall be classified as F-2 occupancies and shall include, but not be limited to, the following:

- Beverages: up to and including 16-percent alcohol content
- Brick and masonry
- Ceramic products
- Foundries
- Glass products
- Gypsum
- Ice
- Metal products (fabrication and assembly)

SECTION 307 HIGH-HAZARD GROUP H

[F] 307.1 High-hazard Group H. High-hazard Group H occupancy includes, among others, the use of a building or structure, or a portion thereof, that involves the manufacturing, processing, generation or storage of materials that constitute a physical or health hazard in quantities in excess of those allowed in *control areas* complying with Section 414, based on the maximum allowable quantity limits for *control areas* set forth in Tables 307.1(1) and 307.1(2). Hazardous occupancies are classified in Groups H-1, H-2, H-3, H-4 and H-5 and shall be in accordance with this section, the requirements of Section 415 and the *Florida Fire Prevention Code*. Hazardous materials stored, or used on top of roofs or canopies, shall be classified as outdoor storage or use and shall comply with the *Florida Fire Prevention Code*.

[F] 307.1.1 Uses other than Group H. An occupancy that stores, uses or handles hazardous materials as described in one or more of the following items shall not be classified as Group H, but shall be classified as the occupancy that it most nearly resembles.

1. Buildings and structures occupied for the application of flammable finishes, provided that such buildings or areas conform to the requirements of Section 416 and the *Florida Fire Prevention Code*.
2. Wholesale and retail sales and storage of flammable and combustible liquids in mercantile occupancies conforming to the *Florida Fire Prevention Code*.
3. Closed piping system containing flammable or combustible liquids or gases utilized for the operation of machinery or equipment.

EXHIBIT

FIRE PROTECTION SYSTEMS

A-1 occupancies and intervening floors of the building where one of the following conditions exists:

1. The *fire area* exceeds 12,000 square feet (1115 m²).
2. The *fire area* has an *occupant load* of 300 or more.
3. The *fire area* is located on a floor other than a *level of exit discharge* serving such occupancies.
4. The *fire area* contains a multitheater complex.

[F] **903.2.1.2 Group A-2.** An *automatic sprinkler system* shall be provided for *fire areas* containing Group A-2 occupancies and intervening floors of the building where one of the following conditions exists:

1. The *fire area* exceeds 5,000 square feet (464.5 m²).
2. The *fire area* has an *occupant load* of 100 or more.

Exception: A restaurant, cafeteria, or similar dining facility, including an associated commercial kitchen, is required to have sprinklers only if it has a *fire area* occupancy load of 200 patrons or more.

3. The *fire area* is located on a floor other than a *level of exit discharge* serving such occupancies.

[F] **903.2.1.3 Group A-3.** An *automatic sprinkler system* shall be provided for *fire areas* containing Group A-3 occupancies and intervening floors of the building where one of the following conditions exists:

1. The *fire area* exceeds 12,000 square feet (1115 m²).
2. The *fire area* has an *occupant load* of 300 or more.
3. The *fire area* is located on a floor other than a *level of exit discharge* serving such occupancies.

[F] **903.2.1.4 Group A-4.** An *automatic sprinkler system* shall be provided for *fire areas* containing Group A-4 occupancies and intervening floors of the building where one of the following conditions exists:

1. The *fire area* exceeds 12,000 square feet (1115 m²).
2. The *fire area* has an *occupant load* of 300 or more.
3. The *fire area* is located on a floor other than a *level of exit discharge* serving such occupancies.

[F] **903.2.1.5 Group A-5.** An *automatic sprinkler system* shall be provided for Group A-5 occupancies in the following areas: concession stands, retail areas, press boxes and other accessory use areas in excess of 1,000 square feet (93 m²).

[F] **903.2.1.6 Assembly occupancies on roofs.** Where an occupied roof has an assembly occupancy with an *occupant load* exceeding 100 for Group A-2 and 300 for other Group A occupancies, all floors between the

occupied roof and the *level of exit discharge* shall be equipped with an *automatic sprinkler system* in accordance with Section 903.3.1.1 or 903.3.1.2.

Exception: Open parking garages of Type I or Type II construction.

903.2.1.7 Multiple fire areas. An *automatic sprinkler system* shall be provided where multiple *fire areas* of Group A-1, A-2, A-3 or A-4 occupancies share exit or exit access components and the combined *occupant load* of these *fire areas* is 300 or more.

[F] **903.2.2 Ambulatory care facilities.** An *automatic sprinkler system* shall be installed throughout the entire floor containing an *ambulatory care facility* where either of the following conditions exist at any time:

1. Four or more care recipients are incapable of self-preservation, whether rendered incapable by staff or staff has accepted responsibility for care recipients already incapable.
2. One or more care recipients that are incapable of self-preservation are located at other than the *level of exit discharge* serving such a facility.

In buildings where ambulatory care is provided on levels other than the *level of exit discharge*, an *automatic sprinkler system* shall be installed throughout the entire floor where such care is provided as well as all floors below, and all floors between the *level of exit discharge* and the nearest *level of exit discharge*, including the *level of exit discharge*.

[F] **903.2.3 Group E.** An *automatic sprinkler system* shall be provided for Group E occupancies as follows:

1. Throughout all Group E *fire areas* greater than 12,000 square feet (1115 m²) in area.
2. Throughout every portion of educational buildings below the lowest *level of exit discharge* serving that portion of the building.

Exception: An *automatic sprinkler system* is not required in existing educational buildings unless 50 percent of the aggregate area of the building is being remodeled.

[F] **903.2.4 Group F-1.** An *automatic sprinkler system* shall be provided throughout all buildings containing a Group F-1 occupancy where one of the following conditions exists:

1. A Group F-1 *fire area* exceeds 12,000 square feet (1115 m²).
2. A Group F-1 *fire area* is located more than three stories above *grade plane*.
3. The combined area of all Group F-1 *fire areas* on all floors, including any mezzanines, exceeds 24,000 square feet (2230 m²).
4. A Group F-1 occupancy used for the manufacture of upholstered furniture or mattresses exceeds 2,500 square feet (232 m²).

[F] **903.2.4.1 Woodworking operations.** An *automatic sprinkler system* shall be provided throughout all

FIRE PROTECTION SYSTEMS

Group F-1 occupancy *fire areas* that contain wood-working operations in excess of 2,500 square feet (232 m²) in area that generate finely divided combustible waste or use finely divided combustible materials.

[F] 903.2.5 **Group H.** *Automatic sprinkler systems* shall be provided in high-hazard occupancies as required in Sections 903.2.5.1 through 903.2.5.3.

[F] 903.2.5.1 **General.** An *automatic sprinkler system* shall be installed in Group H occupancies.

[F] 903.2.5.2 **Group H-5 occupancies.** An *automatic sprinkler system* shall be installed throughout buildings containing Group H-5 occupancies. The design of the sprinkler system shall be not less than that required by this code for the occupancy hazard classifications in accordance with Table 903.2.5.2.

Where the design area of the sprinkler system consists of a *corridor* protected by one row of sprinklers, the maximum number of sprinklers required to be calculated is 13.

[F] TABLE 903.2.5.2
GROUP H-5 SPRINKLER DESIGN CRITERIA

LOCATION	OCCUPANCY HAZARD CLASSIFICATION
Fabrication areas	Ordinary Hazard Group 2
Service corridors	Ordinary Hazard Group 2
Storage rooms without dispensing	Ordinary Hazard Group 2
Storage rooms with dispensing	Extra Hazard Group 2
Corridors	Ordinary Hazard Group 2

[F] 903.2.5.3 **Pyroxylin plastics.** An *automatic sprinkler system* shall be provided in buildings, or portions thereof, where cellulose nitrate film or pyroxylin plastics are manufactured, stored or handled in quantities exceeding 100 pounds (45 kg).

[F] 903.2.6 **Group I.** An *automatic sprinkler system* shall be provided throughout buildings with a Group I *fire area*.

Exceptions:

1. An *automatic sprinkler system* installed in accordance with Section 903.3.1.2 shall be permitted in Group I-1 Condition 1 facilities.
2. An *automatic sprinkler system* is not required where Group I-4 day care facilities are at the *level of exit discharge* and where every room where care is provided has not fewer than one exterior exit door.
3. In buildings where Group I-4 day care is provided on levels other than the *level of exit discharge*, an *automatic sprinkler system* in accordance with Section 903.3.1.1 shall be installed on the entire floor where care is provided, all floors between the level of care and the level of *exit discharge*, and all floors below the *level of exit discharge* other than areas classified as an open parking garage.

[F] 903.2.7 **Group M.** An *automatic sprinkler system* shall be provided throughout buildings containing a Group M occupancy where one of the following conditions exists:

1. A Group M *fire area* exceeds 12,000 square feet (1115 m²).
2. A Group M *fire area* is located more than three stories above *grade plane*.
3. The combined area of all Group M *fire areas* on all floors, including any mezzanines, exceeds 24,000 square feet (2230 m²).
4. A Group M occupancy used for the display and sale of upholstered furniture or mattresses exceeds 5,000 square feet (464 m²).

[F] 903.2.7.1 **High-piled storage.** An *automatic sprinkler system* shall be provided in accordance with the *Florida Fire Prevention Code* in all buildings of Group M where storage of merchandise is in high-piled or rack storage arrays.

[F] 903.2.8 **Group R.** An *automatic sprinkler system* installed in accordance with Section 903.3 shall be provided throughout all buildings with a Group R *fire area*.

[F] 903.2.8.1 **Group R-3.** An *automatic sprinkler system* installed in accordance with Section 903.3.1.3 shall be permitted in Group R-3 occupancies.

[F] 903.2.8.2 **Group R-4 Condition 1.** An *automatic sprinkler system* installed in accordance with Section 903.3.1.3 shall be permitted in Group R-4 Condition 1 occupancies.

[F] 903.2.8.3 **Group R-4 Condition 2.** An *automatic sprinkler system* installed in accordance with Section 903.3.1.2 shall be permitted in Group R-4 Condition 2 occupancies.

[F] 903.2.8.4 **Care facilities.** An *automatic sprinkler system* installed in accordance with Section 903.3.1.3 shall be permitted in care facilities with five or fewer individuals in a single-family dwelling.

[F] 903.2.9 **Group S-1.** An *automatic sprinkler system* shall be provided throughout all buildings containing a Group S-1 occupancy where one of the following conditions exists:

1. A Group S-1 *fire area* exceeds 12,000 square feet (1115 m²).
2. A Group S-1 *fire area* is located more than three stories above *grade plane*.
3. The combined area of all Group S-1 *fire areas* on all floors, including any mezzanines, exceeds 24,000 square feet (2230 m²).
4. A Group S-1 *fire area* used for the storage of commercial motor vehicles where the *fire area* exceeds 5,000 square feet (464 m²).
5. A Group S-1 occupancy used for the storage of upholstered furniture or mattresses exceeds 2,500 square feet (232 m²).

FULL AREA BREAKDOWN:

DELIVERY/ACCESS/EGRESS	=	1,319 SF
PARTS/ORDERS	=	151 SF
UNBUILT CAB. STORAGE	=	1,459 SF
ASSEMBLY AREA	=	367 SF
STORAGE OF PARTIAL BUILT	=	331 SF
STORAGE OF BUILT CABS.	=	650 SF
WOOD CUTTING	=	1,316 SF
GLUE AREA	=	178 SF
STORAGE	=	92 SF
BREAK SPACE	=	93 SF
<u>TOTAL</u>	=	<u>5,956 SF</u>

The "Full Area Breakdown" above was provided on the Proposed Life Safety Plan A1.0 submitted under permit 22-5056. It shows a total area of 5,956. There are no fire walls dividing this area into separate Fire Areas.

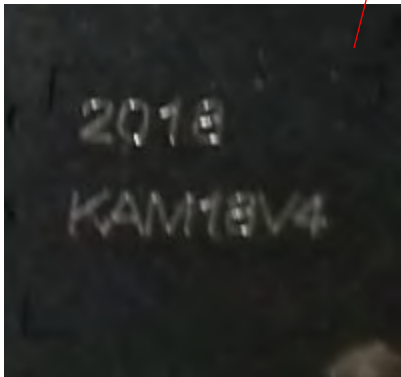


Racking installed without required permits.





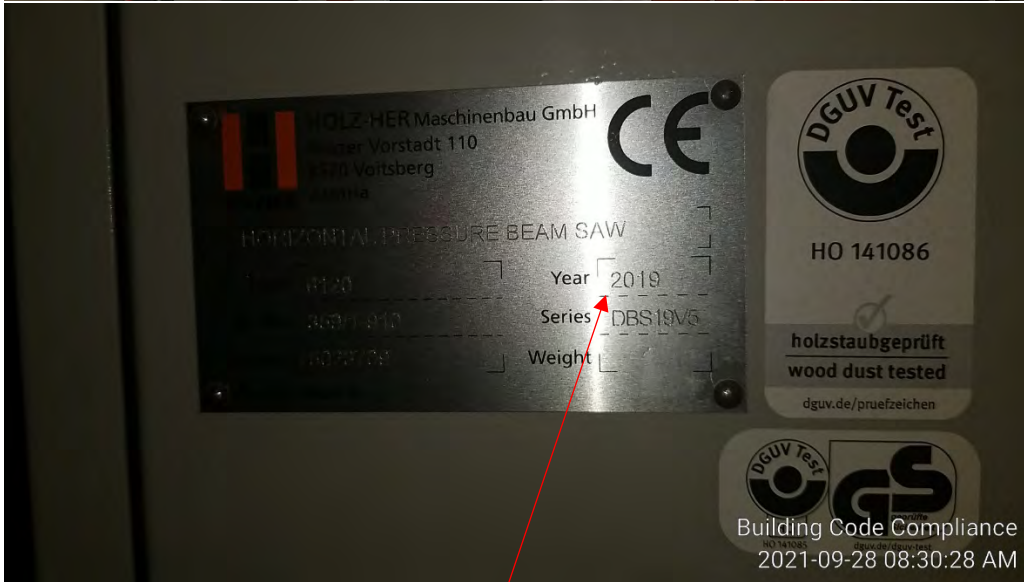
Equipment (Streamer 1057XL Edge Bander) installed without a permit.



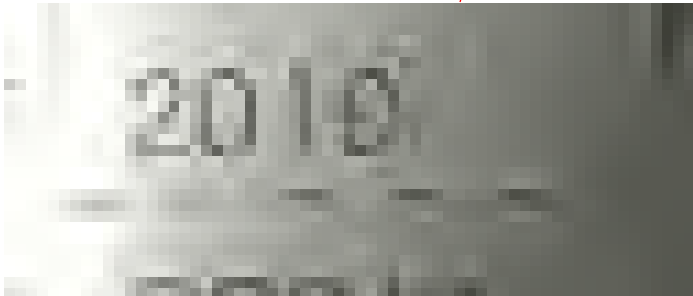
Equipment (Streamer 1057XL Edge Bander) data plate showing **2018** as the year built.



Equipment (Tectra 6120 Beam Saw) installed without a permit.



Equipment (Tectra 6120 Beam Saw) data plate showing **2019** as the year built.





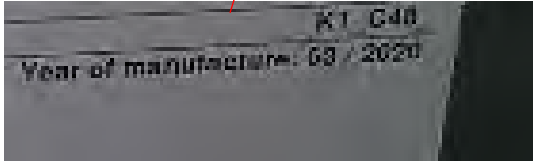
Equipment (Kaeser SK 15 Aircenter Air Compressor) Installed without a permit.

Building Code Compliance
2021-09-28 08:32:25 AM



Equipment (Kaeser SK 15 Aircenter Air Compressor) data plate showing **2020** as the year built.

Building Code Compliance
2021-09-28 08:32:37 AM





Dust collection ductwork installed without permits.



Added Electrical Lines installed without permits.



Compressed Air Lines installed without permits.

Photos of Sawdust



Photos Taken by Building Safety Chief Charles Rizzuto September 28, 2021



Photo of Sawdust on Electrical Panel and Added Electrical Lines Installed without a Permit



Photo of Sawdust on Electrical Shutoff and Added Electrical Lines Installed without a Permit

Building Code Compliance
2021-09-28 08:11:27 AM



A Kitchenette Found Constructed Without Permits.

Electrical Line (Car Charger) Without a permit.



Photos Taken by Building Safety Chief Charles Rizzuto September 28, 2021



Electrical Lines Installed
Without a Permit.



Electrical Lines and Shutoffs Installed Without a Permit.

Photos Taken by Building Safety Chief Charles Rizzuto September 28, 2021



Electrical Line and
Compressed Airline
Installed Without a Permit.



Electrical Disconnect
Installed Without a Permit.



Photo of work area and storage.

5. Electrical, gas, mechanical and plumbing systems meet the codes in force at the time of construction and are operational and safe for reconnection; and
6. Foundation plans are sealed by an Engineer or Architect, if required by the FBC, Building or Residential for all residential buildings or structures of the same occupancy class.

102.2.3 The Building Official shall apply the same standard to a moved residential building or structure as that applied to the remodeling of any comparable residential building or structure to determine whether the moved structure is substantially remodeled. The cost of the foundation on which the moved building or structure is placed shall not be included in the cost of remodeling for purposes of determining whether a moved building or structure has been substantially remodeled.

102.2.4 This section does not apply to the jurisdiction and authority of the Department of Agriculture and Consumer Services to inspect amusement rides or the Department of Financial Services to inspect state-owned buildings and boilers.

102.2.5 The Broward County Building and Fire Code enforcement district shall be governed by BORA.

102.2.6 Temporary motion picture and television sets. All temporary plumbing installations shall be installed so as not to create a sanitary nuisance as defined by Section 386.01, Florida Statutes. A permit shall be required and issued to the producer, upon the filing of an application by the producer, for one (1) electrical permit to cover each complete motion picture production or television series.

102.3 Application of references. References to chapter or section numbers, or to provisions not specifically identified by number, shall be construed to refer to such chapter, section, or provision of this Code.

102.4 Referenced codes and standards. The Codes and standards referenced in this Code shall be considered part of the requirements of this Code to the prescribed extent of each such reference and as further regulated in Sections 102.4.1 and 102.4.2.

102.4.1 Conflicts. Where conflicts occur between provisions of this Code and referenced codes and standards, the provisions of this Code shall apply.

102.4.2 Provisions in referenced codes and standards.

Where the extent of the reference to a referenced code or standard includes subject matter that is within the scope of this Code or the Florida Codes listed in Section 101.4, the provisions of this Code or the Florida Codes listed in Section 101.4, as applicable, shall take precedence over the provisions in the referenced code or standard.

102.5 Partial invalidity. Reserved.

102.6 Existing structures. The legal occupancy of any structure existing on the date of adoption of this Code shall be permitted to continue without change, except as is specifically covered in this Code, the FBC Existing Building, and/or the Fire Protection Provisions of this Code and FFPC, or as is deemed necessary by the Building Official for the general safety and welfare of the occupants and the public.

102.6.1 Existing Building Code violations that are discovered by the AHJ, owner and/or an owner's representative(s) and/or any interested party shall be cited by the Building Official and/or Fire Marshal/Fire Code Official for such violations. All such violations shall be repaired and corrected in accordance with the SFBC and/or FBC in effect on the date of the structure received a building permit. Existing buildings shall comply with FFPC and this Code.

102.7 Relocation of manufactured buildings.

1. Relocation of an existing manufactured building does not constitute an alteration.
2. A relocated building shall comply with wind speed requirements of the new location, using the appropriate wind speed map. If the existing building was manufactured in compliance with the Standard Building Code (prior to March 1, 2002), the wind speed map of the Standard Building Code shall be applicable. If the existing building was manufactured in compliance with the FBC (after March 1, 2002), the wind speed map of the FBC shall be applicable.
3. A relocated building shall comply with the flood hazard area requirements of the new location, if applicable.

102.8 Existing mechanical equipment. An agency or local government may not require that existing mechan-

EXHIBIT C

INCIDENT NO. 130911704802266 DR NW STREET 130 TP BLD 10 UNIT 5 OCCUPANT NAME Account Closets AREA CODE 954 PHONE 3689978 MO. 05 DAY 16 YEAR 13 OWNERS NAME & ADDRESS Ron MIN. DISTRICT 61 NO. OF OCCUPANTS 8 SQUARE FOOTAGE 8300 H/S UNITS AMOUNT CHARGED 4400 KB MEN SIT 1 SIT 2 PG. A.P.# ZIP CODE

- F EXIT VIOLATIONS () 30 EXITS LOCKED () 31 EXITS BLOCKED () 32 IMPROPER LOCKING DEVICE () 33 DOORS FAIL TO OPEN & CLOSE PROPERLY () 34 POST EXIT SIGNS () 35 INSUFFICIENT EXITS () 36 EXCESSIVE TRAVEL DISTANCE () 37 INSTALL PANIC HARDWARE () 38 INSTALL ILLUMINATED EXIT SIGNS () 39 SERVICE ILLUMINATED EXIT SIGNS () 40 INSTALL EMERGENCY LIGHTING () 41 SERVICE EMERGENCY LIGHTING () 42 POST MAXIMUM CAPACITY SIGN () 43 FAILURE TO MAINTAIN CLEAR AISLES AND WALKWAYS () 44 REMOVE STORAGE / STAIRS () 45 REMOVE STORAGE UNDER STAIRS () 46 OTHER SEE NARRATIVE () 47 "OVERHEAD DOORS MUST REMAIN OPEN" SIGN REQUIRED () 48 INDICATE FLOOR LEVELS ON INSIDE OF STAIRWELL DOORS

- G FIRE ALARM VIOLATIONS () 70 ANNUNCIATOR FAILS TO ANNUNCIATE PROPERLY () 71 PULL STATIONS FAIL TO OPERATE () 72 PULL STATIONS REQUIRE SERVICING () 73 PULL STATIONS OBSTRUCTED () 74 SMOKE DETECTORS FAIL TO FUNCTION PROPERLY () 75 INSTALL ELECTRIC SMOKE DETECTORS () 76 IMPROPER SMOKE DETECTOR PLACEMENT () 77 TAMPER MODE FAILS TO FUNCTION PROPERLY () 78 TROUBLE MODE FAILS TO FUNCTION PROPERLY () 79 INSTALL FIRE ALARM SYSTEM () 80 ALARM FAILS TO CAPTURE ELEVATOR () 81 OBTAIN 24 HOUR SERVICE CONTRACT FOR FIRE ALARM () 82 OBTAIN ALARM REGISTRATION PERMIT AND POST ON DOOR () 83 ALARM PANEL OBSTRUCTED () 84 ALARM ROOM DOOR LOCKED () 85 REMOVE STORAGE FROM ALARM ROOM () 86 OTHER SEE NARRATIVE () 87 TEST AND CERTIFY ALARM SYSTEM () 88 FIRE ALARM FAILS TO FUNCTION PROPERLY

- H GENERAL VIOLATIONS () 140 FAILURE TO POST ADDRESS ON FRONT OF BUILDING () 141 IMPROPER F.D. ACCESS () 142 IMPROPER STORAGE & HEIGHT () 143 OTHER SEE NARRATIVE () 144 REPLACE MISSING CEILING TILES () 145 SEAL PENETRATIONS IN FIRE RATED CEILINGS, WALLS AND DOORS.

- I SPRINKLER & STANDPIPE VIOLATIONS () 100 INSTALL SIGN FOR FIRE DEPT. CONNECTION () 101 FIRE DEPT. CONNECTION BLOCKED () 102 INSTALL SPRINKLER SYSTEM () 103 FIRE LANE NEEDED () 104 FIRE LANE BLOCKED () 105 HOSE CABINETS OBSTRUCTED () 106 SERVICE HOSE CABINETS () 107 REPLACE FIRE HOSE/NOZZLE () 108 INSTALL FIRE PROTECTION ON DOCKS () 109 VALVES SEE NARRATIVE

- () 110 LOCK OSY/PIV VALVES IN OPEN POSITION () 111 FIRE PUMP LEAKS () 112 MAINTAIN FIRE PUMP TEST & MAINTENANCE LOGS () 113 REMOVE STORAGE FROM PUMP ROOM () 114 REMOVE STORAGE WITHIN 18" BELOW SPRINKLER HEADS () 115 OTHER SEE NARRATIVE () 116 TEST AND CERTIFY SPRINKLER SYSTEM () 117 TEST AND CERTIFY FIRE PUMP/STANDPIPE SYSTEM

I () 175 USER PERMIT: (this form will serve as your permit) PER FLORIDA FIRE PREVENTION CODE User Permit Fee

FOR COMMERCIAL, INDUSTRIAL & RESIDENTIAL PROPERTIES MINIMUM FEE FEE PER 1000 SQ. FT. OVER 10,000 SQ. FT. FEE PER DWELLING UNIT OVER 14 UNITS STANDPIPE SYSTEM INSPECTION SPRINKLER SYSTEM INSPECTION FIRE ALARM SYSTEM INSPECTION SMOKE EVACUATION SYSTEM INSPECTION RE-INSPECTION FEE TOTAL FEE: INVOICE TO BE FORWARDED TO RESPONSIBLE PARTY

- J FIRE PROTECTION VIOLATIONS () 58 INSTALL/MOUNT 5LB ABC EXTINGUISHER () 51 INSTALL/MOUNT 5LB BC EXTINGUISHER () 52 INSTALL/MOUNT 15 LB. CO2 EXTINGUISHER () 53 ADDITIONAL EXTINGUISHER REQUIRED () 54 SERVICE EXTINGUISHER () 55 POST EXTINGUISHER SIGN () 56 FIRE EXTINGUISHER OBSTRUCTED () 57 INSTALL AUTOMATIC HOOD EXTINGUISHMENT SYSTEM () 58 CLEAN HOOD SYSTEM () 59 SERVICE HOOD SYSTEM () 60 REPAIR TRASH CHUTE DOOR CLOSING DEVICE () 61 HOSE CABINET/STATION REQUIRED () 62 OTHER SEE NARRATIVE () 63 REPLACE FUSIBLE LINK/SPRING ASSEMBLY ON TRASH CHUTE () 64 BREAKING DEVICE REQUIRED ON EXTINGUISHER CABINET

- K ELECTRICAL VIOLATIONS () 90 IMPROPER EXTENSION CORD USE () 91 EXPOSED WIRING () 92 INSTALL BLANK COVER IN BREAKER BOX () 93 ELECTRICAL PANEL OBSTRUCTED () 94 IMPROPER USE OF FIXTURES/OUTLETS () 95 "METER ROOM, NO STORAGE" SIGN REQUIRED () 96 REMOVE ALL STORAGE FROM METER ROOM () 97 ELECTRICAL SHUNT SEE NARRATIVE () 98 OTHER NARRATIVE () 99 IMPROPER WIRING

- L EMERGENCY GENERATOR VIOLATIONS () 150 GENERATOR FAILS TO OPERATE PROPERLY () 151 TEST AND CERTIFY EMERGENCY GENERATOR () 152 "GENERATOR ROOM" SIGN REQUIRED () 153 REMOVE STORAGE FROM GENERATOR ROOM () 154 EMERGENCY EQUIPMENT FAILS TO OPERATE PROPERLY () 155 MAINTAIN GENERATOR TEST & MAINTENANCE LOGS () 156 OTHER SEE NARRATIVE

- M FLAMMABLES VIOLATIONS () 120 IMPROPER DISPENSING OF FLAMMABLES () 121 APPROVED FLAMMABLES CABINETS NEEDED () 122 IMPROPER STORAGE OF FLAMMABLES () 123 IMPROPER GROUNDING / BONDING OF FLAMMABLES () 124 FAILURE TO HAVE EMERGENCY SHUT OFF () 125 IMPROPER VENTILATION OF FLAMMABLES () 126 IMPROPER APPLICATION OF FLAMMABLES () 127 NO SMOKING SIGN NEEDED () 128 OTHER SEE NARRATIVE

- N HAZARDOUS MATERIALS VIOLATIONS () 160 SECURE/SEPARATE ALL COMPRESSED GAS CYLINDERS () 161 IMPROPER STORAGE OF HAZARDOUS MATERIALS () 162 PROVIDE MATERIAL SAFETY DATA SHEETS FOR FILE () 163 IMPROPER DISPOSAL OF HAZARDOUS MATERIALS () 164 IMPROPER PLACARDING OF HAZARDOUS MATERIALS () 165 BACK FLOW PREVENTITIVE DEVICE REQUIRED () 166 OTHER SEE NARRATIVE

- O NOTES () 130 REFERRED TO FIRE CODE ENFORCEMENT OFFICER () 131 REFERRED TO FIRE PLANS EXAMINER () 132 REFERRED TO OTHER AGENCY SEE NARRATIVE () 133 REFERRED TO BUILDING DEPT. () 134 NO APPARENT VIOLATIONS CITED AT THIS TIME () 135 TO ALL INSPECTORS, SEE NARRATIVE PRIOR TO TAKING ANY FURTHER ACTION () 136 HOLD PRESENT ON FILE () 137 OBTAIN BUILDING PERMITS PRIOR TO CORRECTING VIOLATION # COPIES OF PERMITS WILL BE REQUIRED AT TIME OF REINSPECTION () 138 COMPLIANCE WITH CODES CAN BE ACHIEVED IN NUMEROUS WAYS. PROFESSIONAL ADVICE SHOULD BE SOUGHT IN REGARD TO VIOLATION: #

P FLOW TEST INFORMATION Table with columns: LO, PT, GPM, ST, RE, SI, #. Rows 1, 2, 3.

NARRATIVE CORRECT ALL VIOLATIONS IMMEDIATELY 90) Service & Install Additional Emergency lighting 39) 2 exit light packs - Ron door 50) Need Fire Extinguisher (3) min (4) 90) Branch Cover in Panel

FAILURE TO CORRECT THESE VIOLATIONS MAY RESULT IN LEGAL ACTION AND THE IMPOSITION OF UP TO A \$250.00 PER DAY FINE, PURSUANT TO CHAPTER 37 OF THE CODE OF ORDINANCES OF THE CITY OF POMPANO BEACH, FLORIDA.

REINSPECTION DATE MO. DAY YR. X

PB 1224 FIRE PREVENTION OFFICER INSPECTOR # 170 SIGNATURE OF RECIPIENT. BY SIGNING THIS REPORT I AM ADMITTING NO GUILT FOR THE VIOLATIONS CITED ABOVE. BUT SIMPLY ACKNOWLEDGE HAVING RECEIVED A COPY OF THIS REPORT.

INCIDENT NO 1001100257	HSNO 2266	DR NW	STREET 30	TP PL	BLD	UNIT		
OCCUPANT NAME The Allent Group Inc				AREA CODE 954	PHONE 501880003	MO 11	DAY 16	YEAR 16
OWNERS NAME & ADDRESS Mrs Lon Anzecharico				MIN	DISTRICT	NO OF OCCUPANTS		
SQUARE FOOTAGE 2500	H/S	UNITS	AMOUNT CHARGED 75.00	KB	MEN	SIT 1	SIT 2	PG. A.P.#
								ZIP CODE 33069

- F EXIT VIOLATIONS**
- () 30 EXITS LOCKED
 - () 31 EXITS BLOCKED
 - () 32 IMPROPER LOCKING DEVICE
 - () 33 DOORS FAIL TO OPEN & CLOSE PROPERLY
 - () 34 POST EXIT SIGNS
 - () 35 INSUFFICIENT EXITS
 - () 36 EXCESSIVE TRAVEL DISTANCE
 - () 37 INSTALL PANIC HARDWARE
 - () 38 INSTALL ILLUMINATED EXIT SIGNS
 - () 39 SERVICE ILLUMINATED EXIT SIGNS
 - () 40 INSTALL EMERGENCY LIGHTING
 - () 41 SERVICE EMERGENCY LIGHTING
 - () 42 POST MAXIMUM CAPACITY SIGN
 - () 43 FAILURE TO MAINTAIN CLEAR AISLES AND WALKWAYS
 - () 44 REMOVE STORAGE / STAIRS
 - () 45 REMOVE STORAGE UNDER STAIRS
 - () 46 OTHER SEE NARRATIVE
 - () 47 "OVERHEAD DOORS MUST REMAIN OPEN" SIGN REQUIRED
 - () 48 INDICATE FLOOR LEVELS ON INSIDE OF STAIRWELL DOORS

- G FIRE ALARM VIOLATIONS**
- () 70 ANNUNCIATOR FAILS TO ANNUNCIATE PROPERLY
 - () 71 PULL STATIONS FAIL TO OPERATE
 - () 72 PULL STATIONS REQUIRE SERVICING
 - () 73 PULL STATIONS OBSTRUCTED
 - () 74 SMOKE DETECTORS FAIL TO FUNCTION PROPERLY
 - () 75 INSTALL ELECTRIC SMOKE DETECTORS
 - () 76 IMPROPER SMOKE DETECTOR PLACEMENT
 - () 77 TAMPER MODE FAILS TO FUNCTION PROPERLY
 - () 78 TROUBLE MODE FAILS TO FUNCTION PROPERLY
 - () 79 INSTALL FIRE ALARM SYSTEM
 - () 80 ALARM FAILS TO CAPTURE ELEVATOR
 - () 81 OBTAIN 24 HOUR SERVICE CONTRACT FOR FIRE ALARM
 - () 82 OBTAIN ALARM REGISTRATION PERMIT AND POST ON DOOR
 - () 83 ALARM PANEL OBSTRUCTED
 - () 84 ALARM ROOM DOOR LOCKED
 - () 85 REMOVE STORAGE FROM ALARM ROOM
 - () 86 OTHER SEE NARRATIVE
 - () 87 TEST AND CERTIFY ALARM SYSTEM
 - () 88 FIRE ALARM FAILS TO FUNCTION PROPERLY

- H GENERAL VIOLATIONS**
- () 140 FAILURE TO POST ADDRESS ON FRONT OF BUILDING
 - () 141 IMPROPER F.D. ACCESS
 - () 142 IMPROPER STORAGE & HEIGHT
 - () 143 OTHER SEE NARRATIVE
 - () 144 REPLACE MISSING CEILING TILES
 - () 145 SEAL PENETRATIONS IN FIRE RATED CEILINGS, WALLS AND DOORS.

- I SPRINKLER & STANDPIPE VIOLATIONS**
- () 100 INSTALL SIGN FOR FIRE DEPT CONNECTION
 - () 101 FIRE DEPT. CONNECTION BLOCKED
 - () 102 INSTALL SPRINKLER SYSTEM
 - () 103 FIRE LANE NEEDED
 - () 104 FIRE LANE BLOCKED
 - () 105 HOSE CABINETS OBSTRUCTED
 - () 106 SERVICE HOSE CABINETS
 - () 107 REPLACE FIRE HOSE/NOZZLE
 - () 108 INSTALL FIRE PROTECTION ON DOCKS
 - () 109 VALVES SEE NARRATIVE

- () 110 LOCK OSY/PIV VALVES IN OPEN POSITION
- () 111 FIRE PUMP LEAKS
- () 112 MAINTAIN FIRE PUMP TEST & MAINTENANCE LOGS
- () 113 REMOVE STORAGE FROM PUMP ROOM
- () 114 REMOVE STORAGE WITHIN 18" BELOW SPRINKLER HEADS
- () 115 OTHER SEE NARRATIVE
- () 116 TEST AND CERTIFY SPRINKLER SYSTEM
- () 117 TEST AND CERTIFY FIRE PUMP/STANDPIPE SYSTEM

I

() 175 USER PERMIT (this form will serve as your permit) PER FLORIDA FIRE PREVENTION CODE

User Permit Fee _____

FOR COMMERCIAL, INDUSTRIAL & RESIDENTIAL PROPERTIES

MINIMUM FEE \$ 75

FEE PER 1000 SQ FT OVER 10,000 SQ FT _____

FEE PER DWELLING UNIT OVER 14 UNITS _____

STANDPIPE SYSTEM INSPECTION _____

SPRINKLER SYSTEM INSPECTION _____

FIRE ALARM SYSTEM INSPECTION 100

SMOKE EVACUATION SYSTEM _____

INSPECTION _____

RE-INSPECTION FEE _____

TOTAL FEE 75

INVOICE TO BE FORWARDED TO RESPONSIBLE PARTY

- J FIRE PROTECTION VIOLATIONS**
- () 50 INSTALL/MOUNT 5LB ABC EXTINGUISHER
 - () 51 INSTALL/MOUNT 5LB BC EXTINGUISHER
 - () 52 INSTALL/MOUNT 15 LB. CO2 EXTINGUISHER
 - () 53 ADDITIONAL EXTINGUISHER REQUIRED
 - () 54 SERVICE EXTINGUISHER
 - () 55 POST EXTINGUISHER SIGN
 - () 56 FIRE EXTINGUISHER OBSTRUCTED
 - () 57 INSTALL AUTOMATIC HOOD EXTINGUISHMENT SYSTEM
 - () 58 CLEAN HOOD SYSTEM
 - () 59 SERVICE HOOD SYSTEM
 - () 60 REPAIR TRASH CHUTE DOOR CLOSING DEVICE
 - () 61 HOSE CABINET/STATION REQUIRED
 - () 62 OTHER SEE NARRATIVE
 - () 63 REPLACE FUSIBLE LINK/SPRING ASSEMBLY ON TRASH CHUTE
 - () 64 BREAKING DEVICE REQUIRED ON EXTINGUISHER CABINET

- K ELECTRICAL VIOLATIONS**
- () 90 IMPROPER EXTENSION CORD USE
 - () 91 EXPOSED WIRING
 - () 92 INSTALL BLANK COVER IN BREAKER BOX
 - () 93 ELECTRICAL PANEL OBSTRUCTED
 - () 94 IMPROPER USE OF FIXTURES/OUTLETS
 - () 95 "METER ROOM, NO STORAGE" SIGN REQUIRED
 - () 96 REMOVE ALL STORAGE FROM METER ROOM
 - () 97 ELECTRICAL SHUNT SEE NARRATIVE
 - () 98 OTHER NARRATIVE
 - () 99 IMPROPER WIRING

- L EMERGENCY GENERATOR VIOLATIONS**
- () 150 GENERATOR FAILS TO OPERATE PROPERLY
 - () 151 TEST AND CERTIFY EMERGENCY GENERATOR
 - () 152 "GENERATOR ROOM" SIGN REQUIRED
 - () 153 REMOVE STORAGE FROM GENERATOR ROOM
 - () 154 EMERGENCY EQUIPMENT FAILS TO OPERATE PROPERLY
 - () 155 MAINTAIN GENERATOR TEST & MAINTENANCE LOGS
 - () 156 OTHER SEE NARRATIVE

- M FLAMMABLES VIOLATIONS**
- () 120 IMPROPER DISPENSING OF FLAMMABLES
 - () 121 APPROVED FLAMMABLES CABINETS NEEDED
 - () 122 IMPROPER STORAGE OF FLAMMABLES
 - () 123 IMPROPER GROUNDING / BONDING OF FLAMMABLES
 - () 124 FAILURE TO HAVE EMERGENCY SHUT OFF
 - () 125 IMPROPER VENTILATION OF FLAMMABLES
 - () 126 IMPROPER APPLICATION OF FLAMMABLES
 - () 127 NO SMOKING SIGN NEEDED
 - () 128 OTHER SEE NARRATIVE

- N HAZARDOUS MATERIALS VIOLATIONS**
- () 160 SECURE/SEPARATE ALL COMPRESSED GAS CYLINDERS
 - () 161 IMPROPER STORAGE OF HAZARDOUS MATERIALS
 - () 162 PROVIDE MATERIAL SAFETY DATA SHEETS FOR FILE
 - () 163 IMPROPER DISPOSAL OF HAZARDOUS MATERIALS
 - () 164 IMPROPER PLACARDING OF HAZARDOUS MATERIALS
 - () 165 BACK FLOW PREVENTITIVE DEVICE REQUIRED
 - () 166 OTHER SEE NARRATIVE

- O NOTES**
- () 130 REFERRED TO FIRE CODE ENFORCEMENT OFFICER
 - () 131 REFERRED TO FIRE PLANS EXAMINER
 - () 132 REFERRED TO OTHER AGENCY SEE NARRATIVE
 - () 133 REFERRED TO BUILDING DEPT.
 - () 134 NO APPARENT VIOLATIONS CITED AT THIS TIME
 - () 135 TO ALL INSPECTORS, SEE NARRATIVE PRIOR TO TAKING ANY FURTHER ACTION
 - () 136 HOLD PRESENT ON FILE
 - () 137 OBTAIN BUILDING PERMITS PRIOR TO CORRECTING VIOLATION
 - () 138 COMPLIANCE WITH CODES CAN BE ACHIEVED IN NUMEROUS WAYS. PROFESSIONAL ADVICE SHOULD BE SOUGHT IN REGARD TO VIOLATION: _____

P FLOW TEST INFORMATION

	LO	PT	GPM	ST	RE	SI	#
1							
2							
3							

THIS REPORT MUST ACCOMPANY ALL APPLICATIONS FOR FIRE SPRINKLER PERMITS

NARRATIVE CORRECT ALL VIOLATIONS IMMEDIATELY

~~Corrected all violations immediately~~

0130 satisfactory

FAILURE TO CORRECT THESE VIOLATIONS MAY RESULT IN LEGAL ACTION AND THE IMPOSITION OF UP TO A \$250.00 PER DAY FINE, PURSUANT TO CHAPTER 37 OF THE CODE OF ORDINANCES OF THE CITY OF POMPANO BEACH, FLORIDA.

X <u>[Signature]</u>	REINSPECTION DATE	MO.	DAY	YR.
	X <u>[Signature]</u>			

PB 1224 FIRE PREVENTION OFFICER

INSPECTOR # 100

SIGNATURE OF RECIPIENT. BY SIGNING THIS REPORT I AM ADMITTING NO GUILT FOR THE VIOLATIONS CITED ABOVE BUT SIMPLY ACKNOWLEDGE HAVING RECEIVED A COPY OF THIS REPORT

INCIDENT NO. 17011 000087 2266 N 50... OCCUPANT NAME Green Plants... OWNERS NAME & ADDRESS Green Plants... SQUARE FOOTAGE 1101000... ZIP CODE 33069

- F EXIT VIOLATIONS
() 30 EXITS LOCKED
() 31 EXITS BLOCKED
() 32 IMPROPER LOCKING DEVICE
() 33 DOORS FAIL TO OPEN & CLOSE PROPERLY
() 34 POST EXIT SIGNS
() 35 INSUFFICIENT EXITS
() 36 EXCESSIVE TRAVEL DISTANCE
() 37 INSTALL PANIC HARDWARE
() 38 INSTALL ILLUMINATED EXIT SIGNS
() 39 SERVICE ILLUMINATED EXIT SIGNS
() 40 INSTALL EMERGENCY LIGHTING
() 41 SERVICE EMERGENCY LIGHTING
() 42 POST MAXIMUM CAPACITY SIGN
() 43 FAILURE TO MAINTAIN CLEAR AISLES AND WALKWAYS
() 44 REMOVE STORAGE / STAIRS
() 45 REMOVE STORAGE UNDER STAIRS
() 46 OTHER SEE NARRATIVE
() 47 "OVERHEAD DOORS MUST REMAIN OPEN" SIGN REQUIRED
() 48 INDICATE FLOOR LEVELS ON INSIDE OF STAIRWELL DOORS

- () 110 LOCK OSY/PIV VALVES IN OPEN POSITION
() 111 FIRE PUMP LEAKS
() 112 MAINTAIN FIRE PUMP TEST & MAINTENANCE LOGS
() 113 REMOVE STORAGE FROM PUMP ROOM
() 114 REMOVE STORAGE WITHIN 18" BELOW SPRINKLER HEADS
() 115 OTHER SEE NARRATIVE
() 116 TEST AND CERTIFY SPRINKLER SYSTEM
() 117 TEST AND CERTIFY FIRE PUMP/STANDPIPE SYSTEM

- L EMERGENCY GENERATOR VIOLATIONS
() 150 GENERATOR FAILS TO OPERATE PROPERLY
() 151 TEST AND CERTIFY EMERGENCY GENERATOR
() 152 "GENERATOR ROOM" SIGN REQUIRED
() 153 REMOVE STORAGE FROM GENERATOR ROOM
() 154 EMERGENCY EQUIPMENT FAILS TO OPERATE PROPERLY
() 155 MAINTAIN GENERATOR TEST & MAINTENANCE LOGS
() 156 OTHER SEE NARRATIVE

- G FIRE ALARM VIOLATIONS
() 70 ANNUNCIATOR FAILS TO ANNUNCIATE PROPERLY
() 71 PULL STATIONS FAIL TO OPERATE
() 72 PULL STATIONS REQUIRE SERVICING
() 73 PULL STATIONS OBSTRUCTED
() 74 SMOKE DETECTORS FAIL TO FUNCTION PROPERLY
() 75 INSTALL ELECTRIC SMOKE DETECTORS
() 76 IMPROPER SMOKE DETECTOR PLACEMENT
() 77 TAMPER MODE FAILS TO FUNCTION PROPERLY
() 78 TROUBLE MODE FAILS TO FUNCTION PROPERLY
() 79 INSTALL FIRE ALARM SYSTEM
() 80 ALARM FAILS TO CAPTURE ELEVATOR
() 81 OBTAIN 24 HOUR SERVICE CONTRACT FOR FIRE ALARM
() 82 OBTAIN ALARM REGISTRATION PERMIT AND POST ON DOOR
() 83 ALARM PANEL OBSTRUCTED
() 84 ALARM ROOM DOOR LOCKED
() 85 REMOVE STORAGE FROM ALARM ROOM
() 86 OTHER SEE NARRATIVE
() 87 TEST AND CERTIFY ALARM SYSTEM
() 88 FIRE ALARM FAILS TO FUNCTION PROPERLY

I () 175 USER PERMIT: (this form will serve as your permit) PER FLORIDA FIRE PREVENTION CODE
properly
Use Permit Fee 50

- M FLAMMABLES VIOLATIONS
() 120 IMPROPER DISPENSING OF FLAMMABLES
() 121 APPROVED FLAMMABLES CABINETS NEEDED
() 122 IMPROPER STORAGE OF FLAMMABLES
() 123 IMPROPER GROUNDING / BONDING OF FLAMMABLES
() 124 FAILURE TO HAVE EMERGENCY SHUT OFF
() 125 IMPROPER VENTILATION OF FLAMMABLES
() 126 IMPROPER APPLICATION OF FLAMMABLES
() 127 NO SMOKING SIGN NEEDED
() 128 OTHER SEE NARRATIVE

FOR COMMERCIAL, INDUSTRIAL & RESIDENTIAL PROPERTIES
MINIMUM FEE \$ 75
FEE PER 1000 SQ. FT. OVER 10,000 SQ. FT.
FEE PER DWELLING UNIT OVER 14 UNITS
STANDPIPE SYSTEM INSPECTION
SPRINKLER SYSTEM INSPECTION
FIRE ALARM SYSTEM INSPECTION
SMOKE EVACUATION SYSTEM INSPECTION
RE-INSPECTION FEE
TOTAL FEE: 125
INVOICE TO BE FORWARDED TO RESPONSIBLE PARTY

- N HAZARDOUS MATERIALS VIOLATIONS
() 160 SECURE/SEPARATE ALL COMPRESSED GAS CYLINDERS
() 161 IMPROPER STORAGE OF HAZARDOUS MATERIALS
() 162 PROVIDE MATERIAL SAFETY DATA SHEETS FOR FILE
() 163 IMPROPER DISPOSAL OF HAZARDOUS MATERIALS
() 164 IMPROPER PLACARDING OF HAZARDOUS MATERIALS
() 165 BACK FLOW PREVENTITIVE DEVICE REQUIRED
() 166 OTHER SEE NARRATIVE

- H GENERAL VIOLATIONS
() 140 FAILURE TO POST ADDRESS ON FRONT OF BUILDING
() 141 IMPROPER F.D. ACCESS
() 142 IMPROPER STORAGE & HEIGHT
() 143 OTHER SEE NARRATIVE
() 144 REPLACE MISSING CEILING TILES
() 145 SEAL PENETRATIONS IN FIRE RATED CEILINGS, WALLS AND DOORS.

- J FIRE PROTECTION VIOLATIONS
() 50 INSTALL/MOUNT 5LB ABC EXTINGUISHER
() 51 INSTALL/MOUNT 5LB BC EXTINGUISHER
() 52 INSTALL/MOUNT 15 LB. CO2 EXTINGUISHER
() 53 ADDITIONAL EXTINGUISHER REQUIRED
() 54 SERVICE EXTINGUISHER
() 55 POST EXTINGUISHER SIGN
() 56 FIRE EXTINGUISHER OBSTRUCTED
() 57 INSTALL AUTOMATIC HOOD EXTINGUISHMENT SYSTEM
() 58 CLEAN HOOD SYSTEM
() 59 SERVICE HOOD SYSTEM
() 60 REPAIR TRASH CHUTE DOOR CLOSING DEVICE
() 61 HOSE CABINET/STATION REQUIRED
() 62 OTHER SEE NARRATIVE
() 63 REPLACE FUSIBLE LINK/SPRING ASSEMBLY ON TRASH CHUTE
() 64 BREAKING DEVICE REQUIRED ON EXTINGUISHER CABINET

- O NOTES
() 130 REFERRED TO FIRE CODE ENFORCEMENT OFFICER
() 131 REFERRED TO FIRE PLANS EXAMINER
() 132 REFERRED TO OTHER AGENCY SEE NARRATIVE
() 133 REFERRED TO BUILDING DEPT.
() 134 NO APPARENT VIOLATIONS CITED AT THIS TIME
() 135 TO ALL INSPECTORS, SEE NARRATIVE PRIOR TO TAKING ANY FURTHER ACTION
() 136 HOLD PRESENT ON FILE
() 137 OBTAIN BUILDING PERMITS PRIOR TO CORRECTING VIOLATION #... COPIES OF PERMITS WILL BE REQUIRED AT TIME OF REINSPECTION
() 138 COMPLIANCE WITH CODES CAN BE ACHIEVED IN NUMEROUS WAYS. PROFESSIONAL ADVICE SHOULD BE SOUGHT IN REGARD TO VIOLATION: #...

- I SPRINKLER & STANDPIPE VIOLATIONS
() 100 INSTALL SIGN FOR FIRE DEPT. CONNECTION
() 101 FIRE DEPT. CONNECTION BLOCKED
() 102 INSTALL SPRINKLER SYSTEM
() 103 FIRE LANE NEEDED
() 104 FIRE LANE BLOCKED
() 105 HOSE CABINETS OBSTRUCTED
() 106 SERVICE HOSE CABINETS
() 107 REPLACE FIRE HOSE/NOZZLE
() 108 INSTALL FIRE PROTECTION ON DOCKS
() 109 VALVES SEE NARRATIVE

- K ELECTRICAL VIOLATIONS
() 90 IMPROPER EXTENSION CORD USE
() 91 EXPOSED WIRING
() 92 INSTALL BLANK COVER IN BREAKER BOX
() 93 ELECTRICAL PANEL OBSTRUCTED
() 94 IMPROPER USE OF FIXTURES/OUTLETS
() 95 "METER ROOM, NO STORAGE" SIGN REQUIRED
() 96 REMOVE ALL STORAGE FROM METER ROOM
() 97 ELECTRICAL SHUNT SEE NARRATIVE
() 98 OTHER NARRATIVE
() 99 IMPROPER WIRING

P FLOW TEST INFORMATION
Table with columns: LO, PT, GPM, ST, RE, SI, #
Rows 1, 2, 3
THIS REPORT MUST ACCOMPANY ALL APPLICATIONS FOR FIRE SPRINKLER PERMITS

NARRATIVE CORRECT ALL VIOLATIONS IMMEDIATELY
034) satisfactory

FAILURE TO CORRECT THESE VIOLATIONS MAY RESULT IN LEGAL ACTION AND THE IMPOSITION OF UP TO A \$250.00 PER DAY FINE, PURSUANT TO CHAPTER 37 OF THE CODE OF ORDINANCES OF THE CITY OF POMPANO BEACH, FLORIDA.

REINSPECTION DATE MO. DAY YR.
X

X PB 1224 FIRE PREVENTION OFFICER
INSPECTOR # 200
SIGNATURE OF RECIPIENT. BY SIGNING THIS REPORT I AM ADMITTING NO GUILT FOR THE VIOLATIONS CITED ABOVE. BUT SIMPLY ACKNOWLEDGE HAVING RECEIVED A COPY OF THIS REPORT. 74

EXHIBIT D



City of Pompano Beach
 Department of Development Services
 Planning & Zoning Division

100 W. Atlantic Blvd Pompano Beach, FL 33060

Phone: 954.786.4668 or 954.786.4633 Fax: 954.786.4666

Zoning Use Certificate

\$25.00 Processing Fee

- Approval of a Zoning Use Certificate does not give you permission to open for business.
- You must complete a Business Tax Receipt application and pay the appropriate fees before opening for business.
- Approval of a Zoning Use Certificate is only good for 60 days, after which you must re-apply and pay a new fee.
- Prior to installing any sign you must obtain a sign permit. For specific details regarding the City's Sign Code regulations please contact the Zoning Department at 954-786-4679.

Does this Use include any of the following? Please (✓)	Alcoholic Beverage Establishment _____	Outdoor Storage _____	Gas Station _____
	Sexually Oriented Business _____	Drive-Through _____	Amusement Arcade _____
	Overnight stays (i.e. Hotel or Group Home) _____	Outdoor Seating _____	Outdoor Display _____

Please describe the operation of your business IN SUFFICIENT DETAIL to enable the City to determine whether the proposed activity is permitted by zoning regulations.
 Depending on the type of business additional documentation and/or a more detailed description of the business could be required prior to or at time of filing for the Business Tax Receipt.

- MANUFACTURE AND INSTALL CLOSETS - SMALL SHOWROOM TO DISPLAY CLOSETS

Applicant		Business		
Print Name and Title	Name of Business			
<i>RON ANNEGIARICO - President</i>	<i>Accent Closets INC.</i>			
Street Address	Street Address			
<i>3700 NE 3RD AVE</i>	<i>2266 NW 30th place (Building 10)</i>			
Mailing Address City/ State/ Zip	Mailing Address City/ State/ Zip			
<i>DARIAN PARK FL 33334</i>	<i>Pompano Beach FL 33069</i>			
Phone Number	<i>954-868-9978</i>	Phone Number	<i>954-561-8800</i>	
Fax Number	<i>954-561-4468</i>	Fax Number	<i>954-561-4468</i>	
Email	<i>ACCENTRNA@YAHOO.COM</i>	Email	<i>INFO@ACCENTCLOSET.COM</i>	
Number of Employees	<i>16</i>	Square Feet occupied	<i>8354</i>	
Signature			Date	<i>5/31/13</i>

FOR STAFF USE ONLY (DO NOT WRITE BELOW THIS LINE)

Zoning District: <i>0-11</i>	Paid by: Cash <input checked="" type="checkbox"/> Check No. <i>30258</i> (non-refundable)	Date Paid: <i>5/31/13</i>	Receipt No.: <i>117412</i>
The above described business has been determined to be	<input checked="" type="checkbox"/>	in compliance with use requirements of the district in which the activity is proposed to be located.	
	<input type="checkbox"/>	not in conformance with the use requirements of the district in which the activity is proposed to be located.	

Additional comments:

Reviewed by: 	Approved: <input checked="" type="checkbox"/>	Date: <i>6.11.13</i>	Date Applicant Notified: <i>CP. 6-12-13-12:21</i> <i>Spoke E Ron</i>
	Denied:		

No 82210 20210

EXHIBIT E

OFFICE PHONE - 786-4326

POMPAÑO BEACH FIRE PREVENTION REPORT

FIRE PREVENTION BUREAU P.O. Drawer 1300 Pompano Beach, Florida 33061

951 James Galloway Jerry

INCIDENT NO. 2110177113302266NN STREET 301 PL TP BLD UNIT OCCUPANT NAME Accent Cliffs AREA CODE 954 PHONE 561-880-0407 MO 07 DAY 19 YEAR 21 OWNERS NAME & ADDRESS MIN. DISTRICT NO. OF OCCUPANTS ZIP CODE 33069

- F EXIT VIOLATIONS
130 EXITS LOCKED
131 EXITS BLOCKED
132 IMPROPER LOCKING DEVICE
133 DOORS FAIL TO OPEN & CLOSE PROPERLY
134 POST EXIT SIGNS
135 INSUFFICIENT EXITS
136 EXCESSIVE TRAVEL DISTANCE
137 INSTALL PANIC HARDWARE
138 INSTALL ILLUMINATED EXIT SIGNS
139 SERVICE ILLUMINATED EXIT SIGNS
140 INSTALL EMERGENCY LIGHTING
141 SERVICE EMERGENCY LIGHTING
142 POST MAXIMUM CAPACITY SIGN
143 FAILURE TO MAINTAIN CLEAR AISLES AND WALKWAYS
144 REMOVE STORAGE / STAIRS
145 REMOVE STORAGE UNDER STAIRS
146 OTHER SEE NARRATIVE
147 "OVERHEAD DOORS MUST REMAIN OPEN" SIGN REQUIRED
148 INDICATE FLOOR LEVELS ON INSIDE OF STAIRWELL DOORS

- G FIRE ALARM VIOLATIONS
170 ANNUNCIATOR FAILS TO ANNUNCIATE PROPERLY
171 PULL STATIONS FAIL TO OPERATE
172 PULL STATIONS REQUIRE SERVICING
173 PULL STATIONS OBSTRUCTED
174 SMOKE DETECTORS FAIL TO FUNCTION PROPERLY
175 INSTALL ELECTRIC SMOKE DETECTORS
176 IMPROPER SMOKE DETECTOR PLACEMENT
177 TAMPER MODE FAILS TO FUNCTION PROPERLY
178 TROUBLE MODE FAILS TO FUNCTION PROPERLY
179 INSTALL FIRE ALARM SYSTEM
180 ALARM FAILS TO CAPTURE ELEVATOR
181 OBTAIN 24 HOUR SERVICE CONTRACT FOR FIRE ALARM
182 OBTAIN ALARM REGISTRATION PERMIT AND POST ON DOOR
183 ALARM PANEL OBSTRUCTED
184 ALARM ROOM DOOR LOCKED
185 REMOVE STORAGE FROM ALARM ROOM
186 OTHER SEE NARRATIVE
187 TEST AND CERTIFY ALARM SYSTEM
188 FIRE ALARM FAILS TO FUNCTION PROPERLY

- H GENERAL VIOLATIONS
140 FAILURE TO POST ADDRESS ON FRONT OF BUILDING
141 IMPROPER F.D. ACCESS
142 IMPROPER STORAGE & HEIGHT
143 OTHER SEE NARRATIVE
144 REPLACE MISSING CEILING TILES
145 SEAL PENETRATIONS IN FIRE RATED CEILINGS, WALLS AND DOORS.

- I SPRINKLER & STANDPIPE VIOLATIONS
100 INSTALL SIGN FOR FIRE DEPT. CONNECTION
101 FIRE DEPT. CONNECTION BLOCKED
102 INSTALL SPRINKLER SYSTEM
103 FIRE LANE NEEDED
104 FIRE LANE BLOCKED
105 HOSE CABINETS OBSTRUCTED
106 SERVICE HOSE CABINETS
107 REPLACE FIRE HOSE/NOZZLE
108 INSTALL FIRE PROTECTION ON DOCKS
109 VALVES SEE NARRATIVE

- 110 LOCK OSY/PIV VALVES IN OPEN POSITION
111 FIRE PUMP LEAKS
112 MAINTAIN FIRE PUMP TEST & MAINTENANCE LOGS
113 REMOVE STORAGE FROM PUMP ROOM
114 REMOVE STORAGE WITHIN 18" BELOW SPRINKLER HEADS
115 OTHER SEE NARRATIVE
116 TEST AND CERTIFY SPRINKLER SYSTEM
117 TEST AND CERTIFY FIRE PUMP/STANDPIPE SYSTEM

I 175 USER PERMIT (this form will serve as your permit) PER FLORIDA FIRE PREVENTION CODE PROPANE Use: Permit Fee 150 FOR COMMERCIAL, INDUSTRIAL & RESIDENTIAL PROPERTIES MINIMUM FEE \$ 75 FEE PER 1000 SQ. FT. OVER 10,000 SQ. FT. FEE PER DWELLING UNIT OVER 14 UNITS STANDPIPE SYSTEM INSPECTION SPRINKLER SYSTEM INSPECTION FIRE ALARM SYSTEM INSPECTION SMOKE EVACUATION SYSTEM INSPECTION RE-INSPECTION FEE TOTAL FEE 225 INVOICE TO BE FORWARDED TO RESPONSIBLE PARTY

- J FIRE PROTECTION VIOLATIONS
50 INSTALL/MOUNT 5LB ABC EXTINGUISHER
51 INSTALL/MOUNT 5LB BC EXTINGUISHER
52 INSTALL/MOUNT 15 LB. CO2 EXTINGUISHER
53 ADDITIONAL EXTINGUISHER REQUIRED
54 SERVICE EXTINGUISHER
55 POST EXTINGUISHER SIGN
56 FIRE EXTINGUISHER OBSTRUCTED
57 INSTALL AUTOMATIC HOOD EXTINGUISHMENT SYSTEM
58 CLEAN HOOD SYSTEM
59 SERVICE HOOD SYSTEM
60 REPAIR TRASH CHUTE DOOR CLOSING DEVICE
61 HOSE CABINET/STATION REQUIRED
62 OTHER SEE NARRATIVE
63 REPLACE FUSIBLE LINK/SPRING ASSEMBLY ON TRASH CHUTE
64 BREAKING DEVICE REQUIRED ON EXTINGUISHER CABINET

- K ELECTRICAL VIOLATIONS
90 IMPROPER EXTENSION CORD USE
91 EXPOSED WIRING
92 INSTALL BLANK COVER IN BREAKER BOX
93 ELECTRICAL PANEL OBSTRUCTED
94 IMPROPER USE OF FIXTURES/OUTLETS
95 "METER ROOM, NO STORAGE" SIGN REQUIRED
96 REMOVE ALL STORAGE FROM METER ROOM
97 ELECTRICAL SHUNT SEE NARRATIVE
98 OTHER NARRATIVE
99 IMPROPER WIRING

- L EMERGENCY GENERATOR VIOLATIONS
150 GENERATOR FAILS TO OPERATE PROPERLY
151 TEST AND CERTIFY EMERGENCY GENERATOR
152 "GENERATOR ROOM" SIGN REQUIRED
153 REMOVE STORAGE FROM GENERATOR ROOM
154 EMERGENCY EQUIPMENT FAILS TO OPERATE PROPERLY
155 MAINTAIN GENERATOR TEST & MAINTENANCE LOGS
156 OTHER SEE NARRATIVE

- M FLAMMABLES VIOLATIONS
120 IMPROPER DISPENSING OF FLAMMABLES
121 APPROVED FLAMMABLES CABINETS NEEDED
122 IMPROPER STORAGE OF FLAMMABLES
123 IMPROPER GROUNDING / BONDING OF FLAMMABLES
124 FAILURE TO HAVE EMERGENCY SHUT OFF
125 IMPROPER VENTILATION OF FLAMMABLES
126 IMPROPER APPLICATION OF FLAMMABLES
127 NO SMOKING SIGN NEEDED
128 OTHER SEE NARRATIVE

- N HAZARDOUS MATERIALS VIOLATIONS
160 SECURE/SEPARATE ALL COMPRESSED GAS CYLINDERS
161 IMPROPER STORAGE OF HAZARDOUS MATERIALS
162 PROVIDE MATERIAL SAFETY DATA SHEETS FOR FILE
163 IMPROPER DISPOSAL OF HAZARDOUS MATERIALS
164 IMPROPER PLACARDING OF HAZARDOUS MATERIALS
165 BACK FLOW PREVENTITIVE DEVICE REQUIRED
166 OTHER SEE NARRATIVE

- O NOTES
130 REFERRED TO FIRE CODE ENFORCEMENT OFFICER
131 REFERRED TO FIRE PLANS EXAMINER
132 REFERRED TO OTHER AGENCY SEE NARRATIVE
133 REFERRED TO BUILDING DEPT
134 NO APPARENT VIOLATIONS CITED AT THIS TIME
135 TO ALL INSPECTORS, SEE NARRATIVE PRIOR TO TAKING ANY FURTHER ACTION
136 HOLD PRESENT ON FILE
137 OBTAIN BUILDING PERMITS PRIOR TO CORRECTING VIOLATION
138 COMPLIANCE WITH CODES CAN BE ACHIEVED IN NUMEROUS WAYS. PROFESSIONAL ADVICE SHOULD BE SOUGHT IN REGARD TO VIOLATION.

P FLOW TEST INFORMATION table with columns LO, PT, GPM, ST, RE, SI and rows 1, 2, 3

NARRATIVE CORRECT ALL VIOLATIONS IMMEDIATELY No spraying of flammable glue w/ spray booth - need flammable cabinets and fire extinguishers MFA 13.3.2.28 Need working and exceed 2500 SQFT in non sprinkler building

FAILURE TO CORRECT THESE VIOLATIONS MAY RESULT IN LEGAL ACTION AND THE IMPOSITION OF UP TO A \$250.00 PER DAY FINE, PURSUANT TO CHAPTER 37 OF THE CODE OF ORDINANCES OF THE CITY OF POMPAÑO BEACH, FLORIDA.

REINSPECTION DATE MO 08 DAY 21 YR 21 X

PR 1224 FIRE PREVENTION OFFICER SIGNATURE OF RECIPIENT. BY SIGNING THIS REPORT I AM ADMITTING NO GUILT FOR THE VIOLATIONS CITED ABOVE. BUT SIMPLY ACKNOWLEDGE HAVING RECEIVED A COPY OF THIS REPORT

EXHIBIT F

CITY OF POMPANO BEACH
BROWARD COUNTY, FLORIDA

FOLIO No. 8221-05-001

CHECK ONE

FINAL REPEAT FINAL PARTIAL TEMPORARY HOTEL/MOTEL MOBILE HOME

CERTIFICATE OF OCCUPANCY

PERMIT No. 85-2988 DATE 6/6/86 BUILDERS NAME Condor Const. Co. Inc.
OWNER'S NAME: Greenwin Florida Investment

LEGAL DESCRIPTION OF PROPERTY

SUBDIVISION: Pompano Industrial Park BLOCK LOT: 20 - 26
STREET ADDRESS OF PROPERTY: 2250-2270 N.W. 30 Place
ZONING CLASSIFICATION: M-3 (County) PERMIT ISSUED FOR: Warehouse Shell

FINAL APPROVALS:

BUILDING 6/6/86
PLUMBING 5/16/86
ELECTRIC 6/2/86
GAS _____
A/C _____
PAVING 6/2/86
LANDSCAPE 5/20/86
SEWER CONNECTION FEE: _____

APPROVED FOR OCCUPANCY:

BY: *[Signature]*
BUILDING INSPECTOR
GROUP Occ. F-1
No. DWELLING UNITS _____
APPROX. TOTAL SQ.FT. (FOR GROUP ABCEFG) 50,480
FIRE DEPT. OCCUPANT LOAD _____
TYPE OF CONSTRUCTION _____
UNIT LIVE LOAD _____
BALANCE DUE: _____

CITY OF POMPANO BEACH
BROWARD COUNTY, FLORIDA

FOLIO No. 8221-05-001

CHECK ONE

FINAL REPEAT FINAL PARTIAL TEMPORARY HOTEL/MOTEL MOBILE HOME

CERTIFICATE OF OCCUPANCY

PERMIT No. 86-3334 DATE 9/9/86 BUILDERS NAME Condor Construction
OWNER'S NAME: Greenwin Florida Investment

LEGAL DESCRIPTION OF PROPERTY

SUBDIVISION: Pompano Ind. Park BLOCK LOT: _____
STREET ADDRESS OF PROPERTY: 2266 S.W. 30 Place
ZONING CLASSIFICATION: I-1 PERMIT ISSUED FOR: Interior Alteration

FINAL APPROVALS:

BUILDING 9/9/86
PLUMBING 9/9/86
ELECTRIC 9/9/86
GAS _____
A/C 9/9/86
PAVING _____
LANDSCAPE _____
SEWER CONNECTION FEE: _____

APPROVED FOR OCCUPANCY:

BY: *[Signature]*
BUILDING INSPECTOR
GROUP Occ. F-1 & G-2
No. DWELLING UNITS _____
APPROX. TOTAL SQ.FT. (FOR GROUP ABCEFG) _____
FIRE DEPT. OCCUPANT LOAD _____
TYPE OF CONSTRUCTION _____
UNIT LIVE LOAD _____
BALANCE DUE: _____

EXHIBIT G

CHAPTER 9: FIRE PROTECTION AND LIFE SAFETY SYSTEMS

[F] 903.2.4.1 Woodworking operations.

An *automatic sprinkler system* shall be provided throughout all Group F-1 occupancy *fire areas* that contain woodworking operations in excess of 2,500 square feet (232 m²) in area that generate finely divided combustible waste or use finely divided combustible materials.

❖ Because of the potential amount of combustible dust that could be generated during woodworking operations, an automatic sprinkler system is required throughout a fire area when it contains a woodworking operation that exceeds 2,500 square feet (232 m²) in area. Facilities where woodworking operations take place, such as cabinet making, are considered Group F-1 occupancies. The intent of the phrase “finely divided combustible waste” is to describe particle concentrations that are in the explosive range (see [Chapter 22](#) of the *IFC* for discussion of dust-producing operations).

The extent of sprinkler coverage is only intended to be for the Group F-1 occupancy involved in the woodworking activity. If the fire area is larger than 2,500 square feet (232 m²) but the woodworking area is 2,500 square feet (232 m²) or less, sprinklers are not required. It is not the intent to require the installation of sprinklers throughout the building but rather in the fire area where the hazard may be present.